



Total Area: 777 ft² ... 72.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2023

Council Tax Band - C
Energy Efficiency Rating – D

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 Russells Close, East Preston
West Sussex, BN16 1BT
£380,000 - Freehold

Glyn-Jones



A well-presented, semi-detached bungalow, boasting the notable feature of a well-maintained south facing garden.

In brief, the accommodation comprises of a spacious lounge/diner with adjoining conservatory, modern fully tiled kitchen, two double bedrooms with built in wardrobes and a modern bathroom/w.c with separate shower cubicle.

The property is presented in good condition throughout and further benefits from gas central heating and double-glazed windows.

To the rear, there is a beautifully maintained south facing garden which is mainly laid to lawn with a path to one side and a paved patio adjacent to the property. There are also various shrub borders, a small greenhouse and a metal storage shed. To the front, there is a block paved drive leading up to a large single garage.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 Russells Close, East Preston, West Sussex, BN16 1BT
£380,000 (Freehold)



Located in a popular 'no through' road close to the heart of East Preston village and within easy access to major trunk roads to the ever-popular Worthing and Chichester shopping locations.

East Preston is a charming seaside village with a strong community spirit coupled with friendly shops and post office. There is also the coastline 700 bus route passing through the village along with Angmering mainline railway station (located within 1-mile), with links to London Victoria.



"...boasting the notable feature of a well-maintained south facing garden."

