



Total Approx. Floor Area 1267 ft² ... 117.7 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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jm 2025

Council Tax Band: E
Energy Efficiency Rating: C
Tenure: Freehold
Service Charge: 2024/2025 Approximately £174.00 half yearly



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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.

4 Langmeads Close, East Preston
West Sussex BN16 3FF
£550,000 Guide Price (Freehold)

Glyn-Jones



It is our pleasure to present this extended detached house, pleasantly situated within a small development on the outskirts of East Preston Village.

The property is offered for sale in lovely condition throughout, having been the subject of much improvement by the current owners. Boasting spacious accommodation throughout featuring four bedrooms, including an impressive top floor bedroom suite with en-suite shower room, bespoke fitted wardrobes and feature window affording picturesque view of Langmeads Field.

The ground floor features a contemporary style kitchen with modern units, Quartz work surfaces, and some integral appliances. Pocket doors open to the lounge and extended dining room, a superb room featuring a vaulted ceiling with electric Velux windows and sliding doors leading to the rear garden. Italian porcelain tiles with underfloor heating extends throughout the ground floor. (excluding the w.c)

To the first floor are three further bedrooms (two with built -in wardrobes) and a family bathroom fitted with a contemporary style suite.

The rear garden has been designed with low maintenance in mind, featuring a paved seating area, artificial lawn, raised planter with water feature, exterior lighting, timber shed with power, gated side access and a further gate providing direct access to Langmead field. In addition, there are also two allocated parking spaces situated directly at the front of the property.



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4 Langmeads Close, East Preston, West Sussex BN16 3FF
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An extended detached house featuring an impressive top floor bedroom suite offering picturesque views across Langmeads Park

The property occupies an extremely convenient location, with many amenities close at hand including Post Office, doctors and dentist surgery, Station Parade with convenience store and chemist.

Angmering Mainline Station can be found within a few hundred yards and bus service to neighbouring towns operate nearby. Rustington village with its more comprehensive range of shops is located approximately two miles away and the village of East Preston is approximately 0.8 miles with coffee shops, restaurants and bars. The sea and greensward can be found within approximately one mile.

