

51 Somerset Road, East Preston BN16 1BY

£385,000 - Freehold

Glyn-Jones



TENURE - Freehold

Council Tax Band: B
Energy Performance Rating:

AGENTS 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.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Extended End Terraced House
- Feature Kitchen/Dining Room
- Gas Central Heating
- Off-road Parking
- Large Garden Cabin
- Three Bedrooms
- Bathroom/WC
- Double Glazing
- Approx. 100ft South Facing Rear Gardens
- EER: TBC

Offered for sale boasting a substantial SOUTH FACING GARDEN and a feature kitchen/dining room is this extended end terrace house.

Internally, the accommodation is configured with three first-floor bedrooms, the smaller of which is currently arranged as a study; a dual aspect lounge (presently set out as a bedroom); the aforementioned kitchen/dining room, which incorporates a stylish range of fitted units, roof light windows, and 'French' style doors to the rear garden; and a ground floor bathroom with modern style white suite.

The rear garden is a significant attribute and is mainly laid to lawn, but also includes paved patio areas, soil and bark chipped borders/beds, and two large garden cabins, one of which has been organised as a lounge and additional dining area, the other is a gym.

Further benefits include a partially enclosed front garden intersected by a driveway enabling OFF-ROAD PARKING; gas central heating; double glazing; and a sizeable loft space.

The property is conveniently located on the immediate outskirts of East Preston village, enabling easy access to the A259 and bus routes that operate along nearby North Lane.

Furthermore, a useful local convenience store can be found within 0.25-mile distance, and Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located within approximately 1-mile.

Centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, East Preston boasts a charming village centre offering an array of useful amenities., as well as a picturesque seafront and greensward. The larger town of Rustington is located within only 2.5-miles and offers a considerable shopping parade with an array of shops and restaurants.



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