



Total Approx. Floor Area 963 ft<sup>2</sup> ... 89.5 m<sup>2</sup> (Includes Study / Utility & Store (Former Garage))

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 1st Image 2025

**Council Tax Band: C**  
**Energy Efficiency Rating: D**



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.



Rustington Office  
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**22 Old Worthing Road, East Preston,  
West Sussex, BN16 1DZ**  
**£425,000 (Freehold)**

**Glyn-Jones**



**It is our pleasure to offer for sale this attractive link-detached bungalow with the notable benefits of a southerly facing rear garden and extensive off-road parking.**

Briefly described, the accommodation comprises two double bedrooms, the larger of which boasts a built-in wardrobe and striking bay window; a spacious living room; fitted kitchen; garden room; study/utility room (formerly the rear section of the integral garage); contemporary bathroom; and a separate WC.

Outside, the aforementioned rear garden is well-enclosed with secure side access, mainly laid to lawn, and incorporates a metal storage shed. There is also a sizeable front garden adjacent to the long driveway.

Further attributes include gas central heating; double glazing; a large store cupboard (formerly front section of garage); and access into a 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 the road.



At an Average rating of

4.9/5 ★★★★★



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£425,000



*... attractive link-detached bungalow with the notable benefits of a southerly facing rear garden and extensive off-road parking.*



Furthermore, Asda superstore can be found within an approximate 0.5-mile distance, and a useful local convenience store within 0.25-mile.

Notably, 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.



WITH  
OVER...



At an Average rating of

4.9/5



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