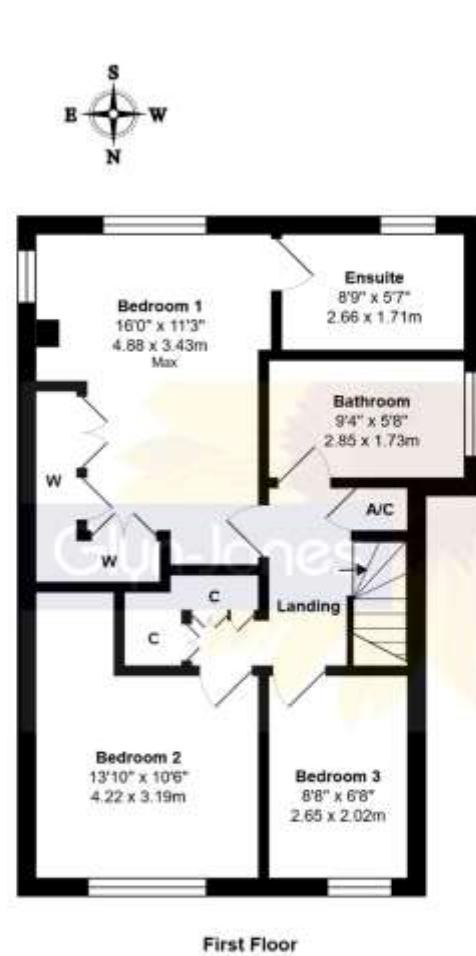




Ground Floor



First Floor

Total Approx. Floor Area 1361 ft² ... 126.4 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 JAM 2023

Council Tax Band: E

Energy Efficiency Rating: C

Tenure: Freehold

AGENT'S NOTE: Please be aware that all photos were taken prior to the current vendor's ownership.

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.

**Rowan House, 85a North Lane,
East Preston, West Sussex, BN16 1HD
£650,000 (Freehold)**



WITH OVER...



Rustington Office

01903 770095

rustington@glyn-jones.com

WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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Rowan House, 85a North Lane, East Preston, West Sussex BN16 1HD

£650,000

The location of the property is a further quality, being in less than 0.25-mile of the village centre, library, village hall, infant/junior schools, and within 1-mile of East Preston's picturesque seafront and greensward.

Public transports links are also conveniently close by, with stops for the 700 Coastliner bus service found within just 100 metres from the property, and Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, situated within approximately 1.5-mile.

East Preston is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



...an impressive kitchen/dining room incorporating a stylish range of built-in units and some integrated appliances...



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of
4.9/5 ★★★★★



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