



Total Approx.Floor Area 1022 ft² ... 94.9 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 1st Image 2025

Energy Efficiency Rating: D

Council Tax: C



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted 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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**21 Warren Crescent, East Preston,
West Sussex, BN16 1BH
£430,000 Freehold**

Glyn-Jones



Occupying a popular residential location is this superb extended semi-detached bungalow, that has been the subject of considerable improvement by the current owners and is offered for sale in exceptional condition throughout.

Stepping through the front door, you are welcomed by a spacious hallway, leading to two generous double bedrooms. The main bedroom benefits from a walk-in wardrobe, providing ample storage space. The refitted bathroom is a true highlight, featuring a stand-alone roll-top bath, and a separate shower cubicle.

At the heart of the home lies an exceptional open-plan lounge and kitchen, flooded with natural light thanks to two skylights and double casement doors that open onto the garden. The kitchen is beautifully appointed with a range of modern units, solid wood block work surfaces, and a stylish central island finished with a granite worktop—the perfect space for entertaining friends and family. Adjacent is a versatile study or dining area, ideal for home working or casual dining.

Practicality has been carefully considered with a separate utility room, fitted with shaker-style units and solid wood work surfaces, ensuring laundry and storage needs are well catered for.

Step outside to a fully enclosed, low-maintenance rear garden stocked with a variety of mature shrubs. The garden room, measuring an impressive 15'4" x 9'0", is complete with light and power, offering an ideal space for hobbies, a gym, or a home office. A private driveway leads to a detached garage.

Additional features include gas central heating, double glazing and attractive tongue and groove panelling throughout.



At an Average rating of

4.9/5 with five stars



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The property is conveniently situated on the immediate outskirts of the village centre, within just 0.5 mile of Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, as well as within close proximity to local shops at Station Parade and Downs Way. Rustington village centre with its extensive range of independent retailers, cafés and restaurants can be found within approximately 1.5 miles.

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.



recently extended and modernised throughout

