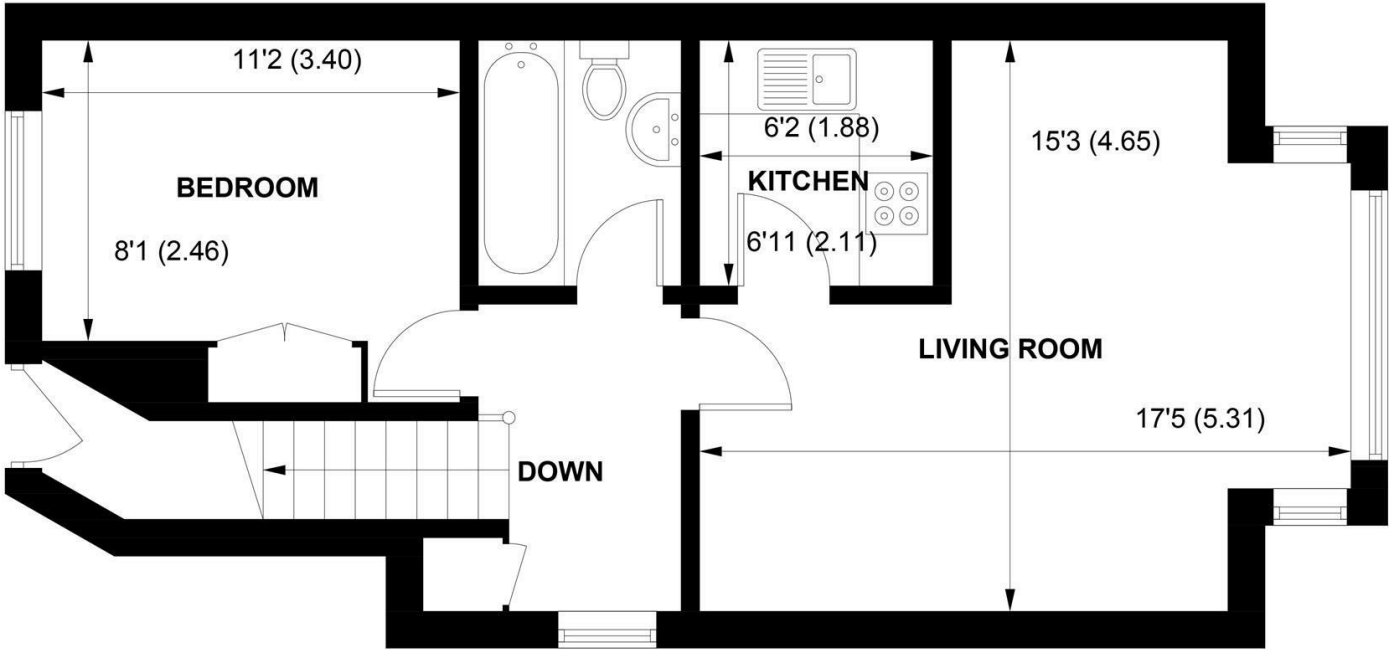
Sims Williams



3, PRESTON HALL MEWS THE STREET, EAST PRESTON, WEST SUSSEX, BN16 1HY



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 486 SQ FT / 45.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

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£1,095 PCM

3, PRESTON HALL MEWS, THE STREET, EAST PRESTON, WEST SUSSEX, BN16 1HY

- Maisonette
- Village Location
- Entrance Hall
- Two Bedrooms & Bathroom
- Modern Kitchen & Sitting Room
- Private Balcony & Garage
- Parking
- Within Walking Distance of Angmering Railway Station
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = A

Situated in the heart of the popular coastal village of East Preston, this stylish first-floor maisonette offers bright, contemporary accommodation, a private balcony, garage and parking, all within easy reach of local shops, cafés, restaurants and the beach.

Accessed via its own private entrance, the property is presented in a modern, neutral style throughout. Stairs lead to the first-floor accommodation, where the spacious living room features attractive wood-effect flooring and impressive bifold doors opening onto a covered private balcony, creating a lovely space to sit and relax.

The contemporary fitted kitchen offers sleek white units, contrasting worktops and an integrated oven and hob. There are two bedrooms, comprising a double and a single, together with a stylish shower room featuring a walk-in rainfall shower, vanity wash basin and heated towel rail. Further features include contemporary radiators and useful built-in storage.

Outside, the property benefits from a garage with parking immediately in front, together with access to a shared bin store.

East Preston is a highly regarded coastal village offering an excellent selection of independent shops, cafés, restaurants and traditional pubs, together with its popular beach. The neighbouring town of Worthing provides a wider range of shopping and leisure facilities, whilst nearby Angmering railway station offers services along the coast and towards London.

The property is offered unfurnished, and the landlord will return it to the condition shown in the marketing photographs prior to the commencement of a new tenancy.

Pets considered at the landlord's discretion.

Directions: from Angmering train station, head south on the B2140. Continue on this road where it bears to the left (Worthing Road/B2140) and take the third turning on the right into The Street. You will see the turning into Preston Hall on the right hand side.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract