



# FRESHFIELDS

THE STREET | EAST PRESTON | BN16 1HT

*SW*

Sims Williams

# FRESHFIELDS

THE STREET, EAST PRESTON, BN16 1HT

OFFERS IN EXCESS OF £700,000 FREEHOLD

- 1950's Detached Family Home
- Located in Bustling Coastal Village
- Large Kitchen Family Room
- Dual Aspect Sitting Room with Fireplace
- Principal Suite with Ensuite Bathroom
- 3 Further Bedrooms
- Private Mature Garden
- Scope to Add Value
- Garage & Driveway Parking

An opportunity to purchase a substantial four bedroom family home with scope to improve and add value, offering flexible and versatile accommodation. Located in the popular, coastal village of East Preston and within walking distance of the beaches and Angmering train station. The property benefits from 4 good-sized bedrooms, large mature garden and garage with driveway parking.

The property comprises an entrance porch on arrival with space for coats and boots, with access from the central entrance hall to all ground floor accommodation with stairs rising to the first floor. The dual aspect sitting room benefits from an open fireplace and French doors out to the conservatory, there is also additional space for an office/study.

The kitchen/dining/family room has been knocked through to create a large open plan space and has a range of fitted base and eye level units with integrated dual ovens, gas hob and space/plumbing for dishwasher. Adjacent to the kitchen there is a utility room with space and plumbing for a washing machine and access out to the garden. There is also a ground floor shower room with WC.

On the first floor there is the principal bedroom with fitted wardrobes and ensuite bathroom. There are a further 3 bedrooms, fitted family bathroom and separate WC.

Outside, the garden is mainly laid to lawn with mature shrubbery and trees creating generous amounts of privacy with useful side access. To the front of the property is a further area of garden and a paved driveway providing parking for several cars.



# FRESHFIELDS

THE STREET, EAST PRESTON, BN16 1HT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# FRESHFIELDS

THE STREET, EAST PRESTON, BN16 1HT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# FRESHFIELDS

THE STREET, EAST PRESTON, BN16 1HT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# FRESHFIELDS

THE STREET, EAST PRESTON, BN16 1HT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# FRESHFIELDS

THE STREET, EAST PRESTON, BN16 1HT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# FRESHFIELDS

THE STREET, EAST PRESTON, BN16 1HT

WWW.SIMSWILLIAMS.CO.UK

EPC Band - Current - F Potential - D

Council Tax Band F

Upon leaving Arundel Go along the A27 towards Worthing, come off onto the A280 at Clapham then onto the B2140 Worthing Road, over East Preston crossing for ½ mile then left into the Street.



APPROXIMATE GROSS INTERNAL AREA = 1852 SQ FT / 172.1 SQ M

GARAGE = 128 SQ FT / 11.9 SQ M

TOTAL = 1980 SQ FT / 184 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8a High Street  
Arundel, BN18 9AB

01903 885678

WWW.SIMSWILLIAMS.CO.UK