



East Preston, West Sussex BN16





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Offers over £1,250,000 Freehold

ID: 72926

East Preston 0.5 miles, Worthing 6.4miles, Chichester 16.2 miles,
Angmering 1.2 miles, Brighton 18.7 miles, Gatwick Airport 39.4 miles

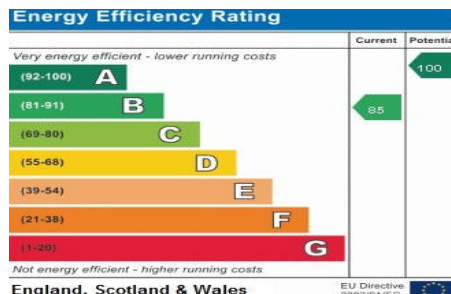


- Built-in 2020 to exacting standards
- One of just three of this type of individually designed Executive homes
- Underfloor heating to the ground Floor
- South facing landscaped rear garden
- Ample off road parking and detached double garage
- Private no through road
- Just over a quarter of a mile to Angmering mainline station

Excellent transport links

If you are travelling for work or pleasure Angmering Station, just a few minutes walk away provides direct services to Brighton, Portsmouth, Gatwick Airport and London. The journey time to Brighton is about 30 minutes, to Gatwick approximately 60 minutes and to London, around 90 minutes.

The A27 Brighton to Portsmouth Road, just a couple of miles away, provides access to the M27, A3 and whilst the A24 road, less than 7 miles away, links



The Property

This stunning four bedroom, four bathroom detached executive home forms one of just three individually designed properties overlooking the historic church of St Mary the Virgin and being just over a quarter of a mile from Angmering station and closer to local shops. The property is built to exacting standards by reputable local builders MJH Executive Homes with incredible attention to detail and has generous south facing, landscaped gardens to the rear, with ample off road parking to the front.

The accommodation comprises door into the entrance hall, where the stunning porcelain tiles continue from the entrance all the way to the rear of the property and into the feature kitchen/dining/family room can be found. There are two sets of bi-folding doors, which extends the entertaining space onto the generous Indian sandstone patio and into the garden. The kitchen is finished with high end matt painted cabinets with stone worktops and a full range of high specification appliances. The tiled flooring benefits from underfloor heating and continues into the utility room where there are further fitted appliances.

Double glass pane doors from the entrance hall lead into the sitting room, with stone fireplace and has a pleasant front aspect. The study can be found to the right as you come in and to conclude the ground floor accommodation there is a WC.

Stairs from the hall lead to the first floor galleried landing where there are four double bedrooms all with storage and en-suite facilities. The principal bedroom, which enjoys a sunny south aspect has a Juliet balcony, walk-in dressing area with wardrobes and a fully tiled en-suite bathroom with double walk-in shower and tile enclosed bath. The guest bedroom is also to the rear with a Juliet balcony and the same views towards the church and an en-suite shower room. The two remaining double bedrooms have en-suite shower rooms and fitted wardrobes.

Outside

Five bar wooden gates open up at the front of the property onto the permeable block paved driveway providing off road parking and turning for several vehicles, and leading to the detached double garage with two up and over doors. Post and rail fencing at the front with Yew hedging provides a degree of privacy with further flowers, shrubs and areas of lawn.

The secure south facing and generous rear garden is a fabulous feature of this home providing a high level of seclusion. The garden is mainly laid to a manicured lawn, attractive flower and shrub borders. The garden is fenced enclosed to all aspects.



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Situation

East Preston is a pretty seaside village, brimming with charm and character which offers a country lifestyle, a strong sense of community and excellent transport links.

East Preston has everything you will need on a daily basis including medical and dental surgeries, two pharmacies, a post office, library, village hall and a range of local shops and places to eat and drink. In addition to East Preston's infant and junior schools, there is a good selection of state and private schools in the area. In Rustington, just a couple of miles away, you will find independent shops sitting alongside High Street names and a choice of supermarkets including a branch of Waitrose.

Sports and recreation

There is no shortage of local activities, windsurfing and kitesurfing on the local beach, a round of golf at Ham Manor or Rustington, dinghy sailing at East Preston and Lawn tennis at Angmering. The village hall hosts clubs, societies and activities, nearby are The Lanes private health club and David Lloyd. East Preston's peaceful pebble beach is nearby and just north of East Preston, the scenic open countryside of the South Downs National Park is appreciated by horse-riders, mountain bikers and ramblers alike.

Services

All mains services are connected.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 62 Mbps

Council Tax

Council Tax Band G. Please contact Horsham District Council on 01403 215100.

In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co.
Please telephone 01903 742354 or email: enquiries@glproperty.co.uk





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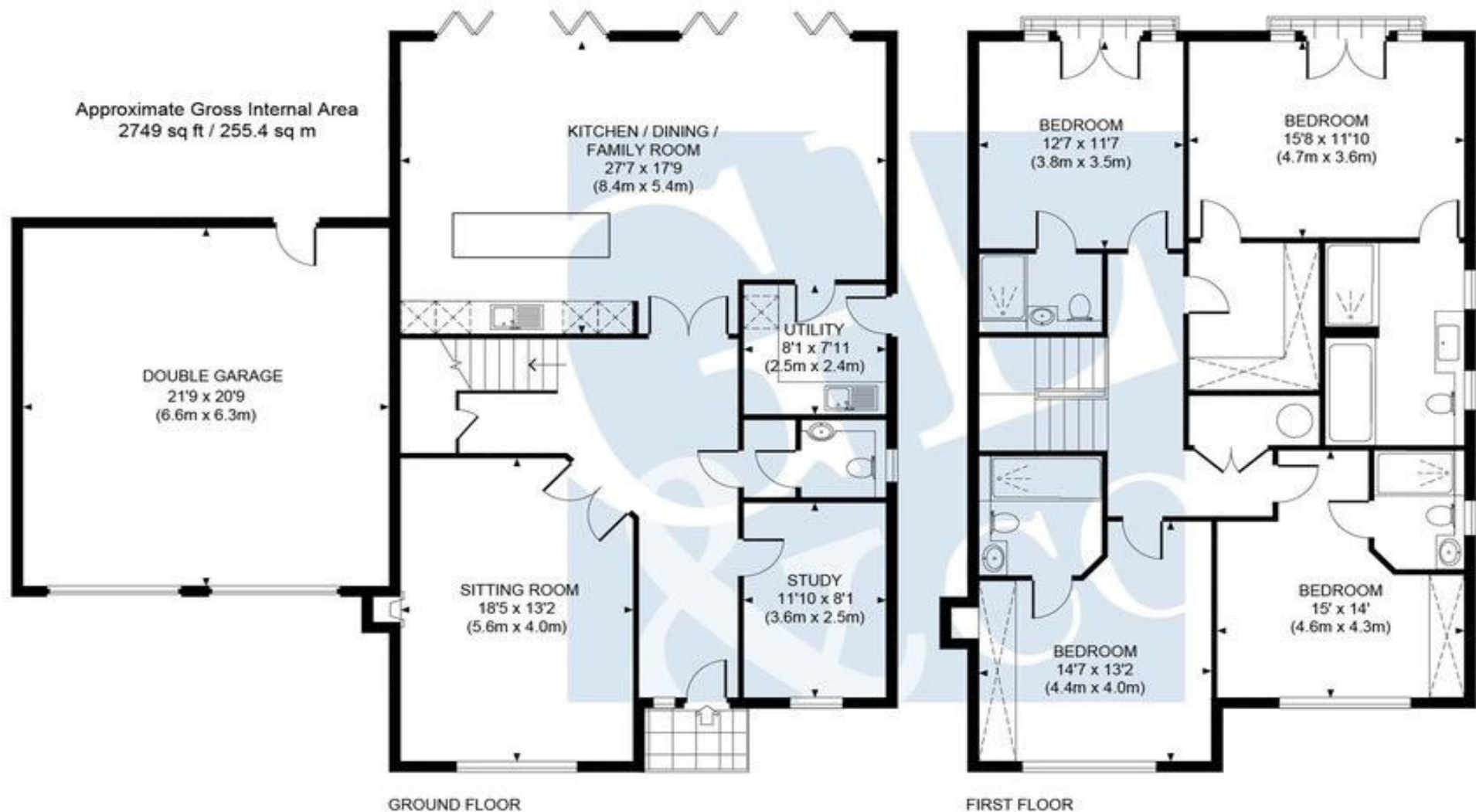




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