

PHOTO



ASPEN HOUSE
Hurst Road, East Preston, West Sussex BN16 3AP





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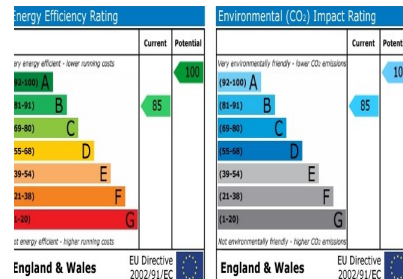
Guide Price £975,000

ID: 64807

Storrington 12 miles, Worthing 6.5 miles, Chichester 16 miles, Goodwood 14 miles, Brighton 19 miles, Horsham 23 miles, Gatwick Airport 38 miles



- Exclusive luxury development of just three quality homes
- High specification finish throughout
- Stunning entertaining space
- Carpets, curtains and light fittings included
- 10 year NHBC Warranty
- Large double garage and ample parking
- Beautifully landscaped south facing rear garden
- Amenities near-by
- Ready for immediate occupation



MJH Executive Homes is committed to securing land in the best residential locations in Sussex and creating beautifully designed developments. Having won many national awards for design and build including What House, Evening Standard, International Property, to name but a few.

We take great pride in our craftsmanship, each development by MJH comprises a select number of new homes each with an individual feel.

Aspen House

Aspen House is just one of three impressive, individually-designed executive homes overlooking the historic church of St Mary the Virgin in the delightful village of East Preston.

Step into Aspen House and the immediate-and lasting-impression is one of space, light and careful attention to detail. With the stunning porcelain tiles which continue from the entrance hallway all the way to the rear of the property where the feature kitchen/family/dining room can be found maximising the light from the sunny light south aspect to the rear. The two sets of aluminium bi-folding doors mean the entertaining space can be continued onto the Indian sandstone patio in the garden. The kitchen has been finished in high end matt painted cabinets with stone worktop surfaces and a full range of high specification appliances. All porcelain tiled flooring downstairs benefits from underfloor heating, which continues into the utility room with fitted appliances including full height freezer. From the entrance hall glass double doors lead into the sitting room which features a stone fireplace. To the right of the entrance hall is the study with pleasant outlook to the front and a tiled WC which concludes the ground floor accommodation.

Stairs from the entrance hall lead to the beautiful galleried landing where all four double bedrooms benefit from en-suite facilities. The principal bedroom to the rear has a Juliet balcony, walk-in dressing area with wardrobes. The en-suite bathroom which has fully tiled walls and flooring, has a large double walk-in shower and tile enclosed bath as well as a large hand basin with vanity storage below. The three remaining bedrooms with luxury en-suite shower rooms featuring large walk-in showers.

Outside, beautifully-landscaped gardens, planted with flowers, shrubs and yew hedging are approached through a five-bar gate and bounded by a post and rail fence. In addition to a double garage there's plenty of space for parking on the permeable block paved driveway.

Aspen House is the largest of the three new homes that have been beautifully finished in flint based elevations to the front with attractive sash windows and clay roof tiles.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

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A country lifestyle

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'll 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 infants' and junior schools, there's a good selection of state and private schools in the area. In Rustington, just a couple of miles away, you'll find independent shops sitting alongside High Street names and a choice of supermarkets including a branch of Waitrose.

There's 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.

Excellent transport links

If you're 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 Worthing with London providing access to horsham, Dorking and Leatherhead.

Services

All main services connected.

Council Tax

Band TBC. Please contact Arun District Council on 01903 737500

Viewing

Viewing strictly by appointment through GL & Co.

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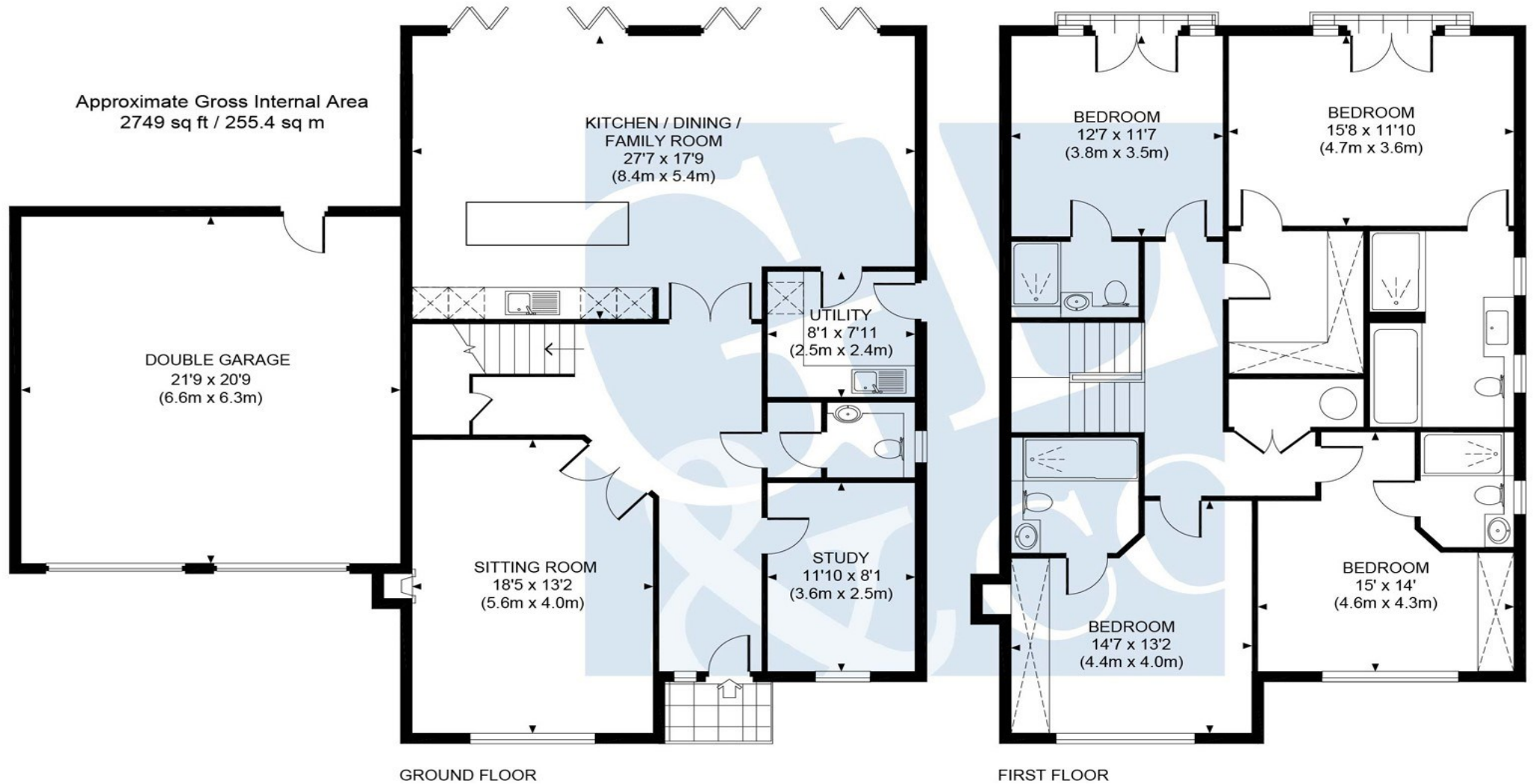




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