



The Drive, East Preston

Freehold

Positioned on a generous 0.15-acre corner plot in one of the area's most prestigious private estates, offering privacy and space. • Beautifully presented detached bungalow with modern interiors, ideal for downsizers or those seeking accessible, easy living. • Mature, landscaped gardens, including a private patio area perfect for entertaining or relaxing outdoors. • Three bedrooms, including two doubles and a flexible third room that can serve as a guest bedroom, study or hobby space. • Private driveway and garage offering secure parking and scope for conversion (subject to planning permission). • For more information go to Cooper Adams website.

Cooper Adams

A contemporary three-bedroom detached bungalow on a generous corner plot in the private Angmering-on-Sea Estate. Beautifully presented and brimming with character, this charming home is perfectly positioned on a plot of approximately 0.15 acres, within the highly sought-after Angmering-on-Sea Estate. Offering a harmonious blend of stylish interiors and superb outdoor space, the property provides effortless, single-level living with the luxury of privacy and room to breathe. Set back on a quiet residential road, the bungalow is framed by beautiful landscaped gardens with mature planting, and a neat front lawn—creating instant kerb appeal and a serene setting. The beach is just a five-minute walk away, making this the ideal coastal retreat. Whether you're downsizing or simply seeking a peaceful lifestyle by the sea, this property ticks all the boxes. This exceptional bungalow combines coastal charm with practical modern living, and with its peaceful setting, generous gardens, and versatile layout, it's ready to welcome its next owners.



Angmering on Sea is a private estate in East Preston, a charming seaside village in West Sussex. Developed in the early 1900s, it features spacious, garden-style homes with a mix of individually built properties. The estate offers a strong sense of community, direct beach access, and is close to local shops, restaurants, schools, and leisure clubs. Managed by a residents' association, it remains a quiet, well-kept and highly desirable location combining coastal charm and convenience.

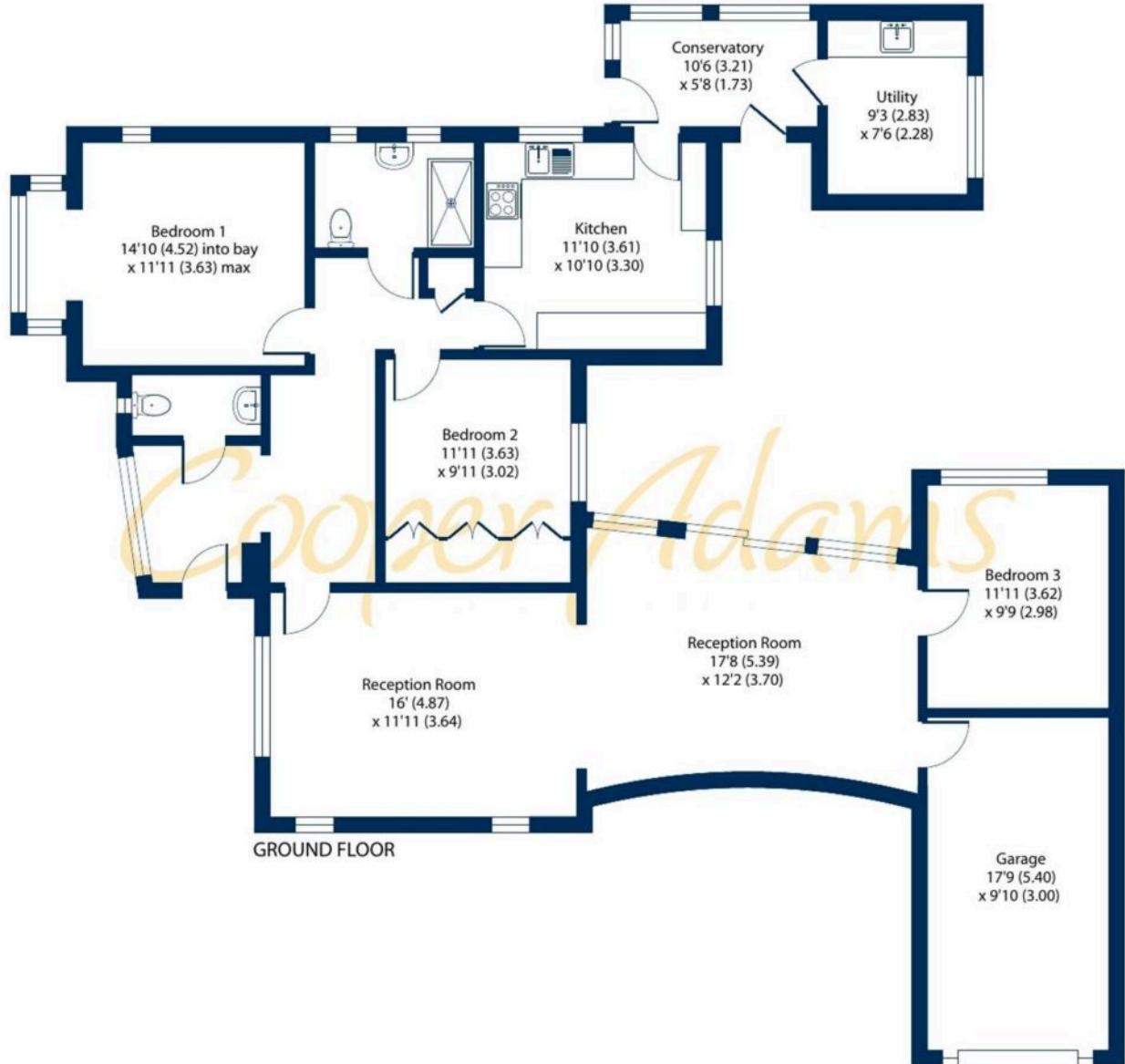


Approximate Area = 1361 sq ft / 126.4 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1532 sq ft / 142.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper Adams Estates Limited. REF: 1298289



This material is protected by laws of copyright which is owned by Cooper Adams. Whilst every attempt has been made to ensure the accuracy of these details and floor plan contained here, they do not constitute any offer or contract or part thereof. All measurements are always maximum measurements into bay windows, alcoves and for L shaped rooms. No guarantee is given on total square footage taken from the floor plan. The details, pictures, maps and floor plans are for illustration purposes only and not to scale. Any appliances and/or services have not been tested. Cooper Adams is a trading name of Cooper Adams Estates Limited registered at Bishopstone. Registered in England and Wales. Our registered number is 07127482. Our VAT Number is 962847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com