



## South View, East Preston

Freehold

Two Bedroom Bungalow • Village location close to the sea • Potential to renovate and extend subject to necessary planning consents • 1176 sq. ft / 109.24 sq. m - plot size 0.14 • Private Angmering-on-Sea Marine Estate • For more information go to Cooper Adams' website

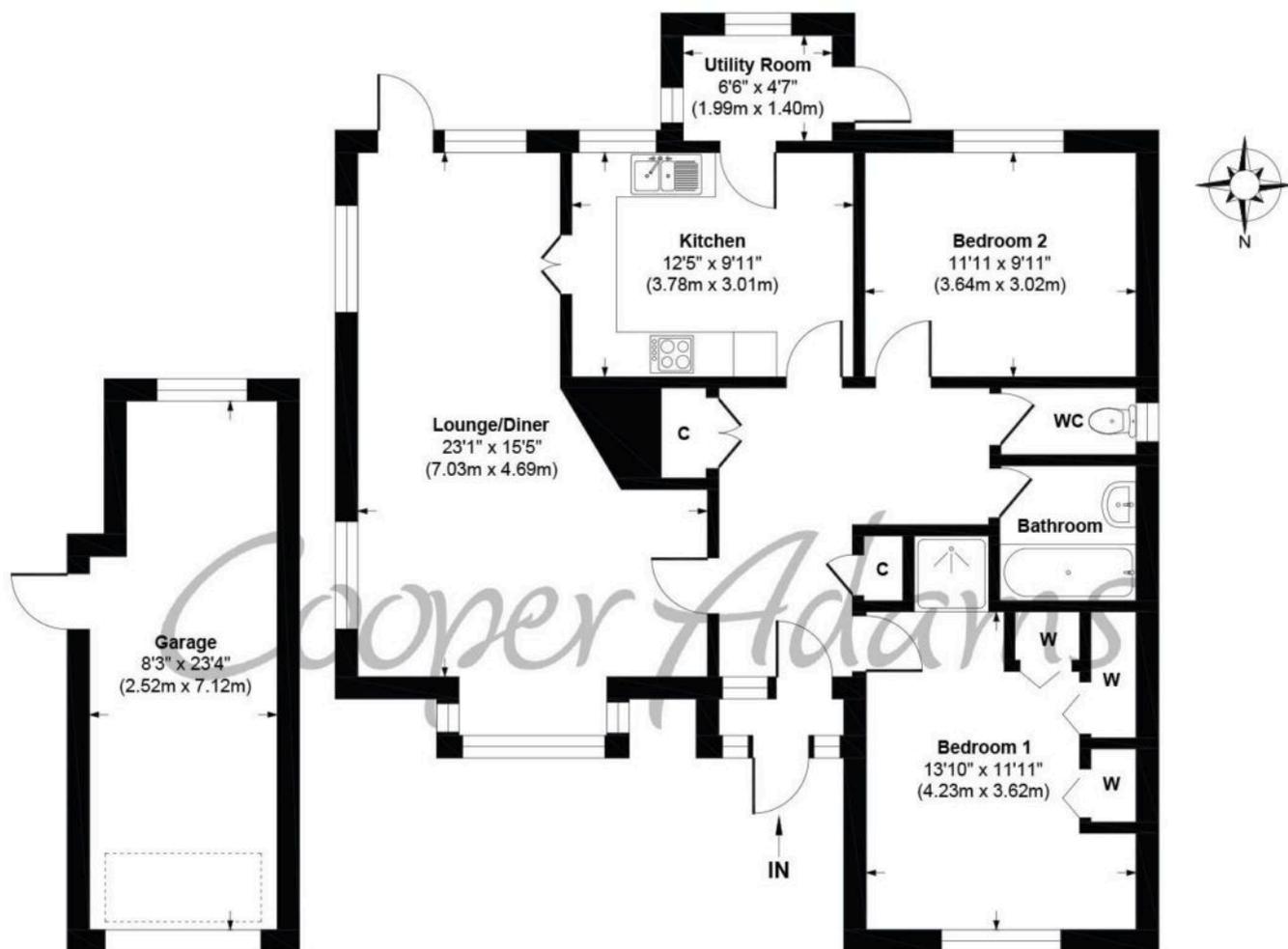
*Cooper Adams*

Resting in the heart of East Preston's charming village, this unique two-bedroom detached bungalow offers serenity and coastal appeal. Located on a peaceful and secluded road within the exclusive Angmering-on-Sea Estate, it's just a short stroll to the shoreline, where scenic walks to Ferring, Rustington, and Goring-by-Sea await. Offering endless potential, the home features a spacious entrance hall, a bright lounge/dining area, a separate shower room with WC, a functional kitchen with a utility room, and two well-sized bedrooms. The surrounding gardens are a haven of privacy and greenery, perfect for relaxation or entertaining. With generous parking, a driveway, and a garage, this home is ready for your personal touch. An exceptional find in a sought-after location!



East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.





**Garage**  
 Approximate Floor Area  
 182 sq. ft  
 (16.90 sq. m)

**Approximate Floor Area**  
 994 sq. ft  
 (92.34 sq. m)

**South View, East Preston, West Sussex, BN16 1PX**  
**Approx. Gross Internal Floor Area 1176 sq. ft / 109.24 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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