



Saxon Close, East Preston

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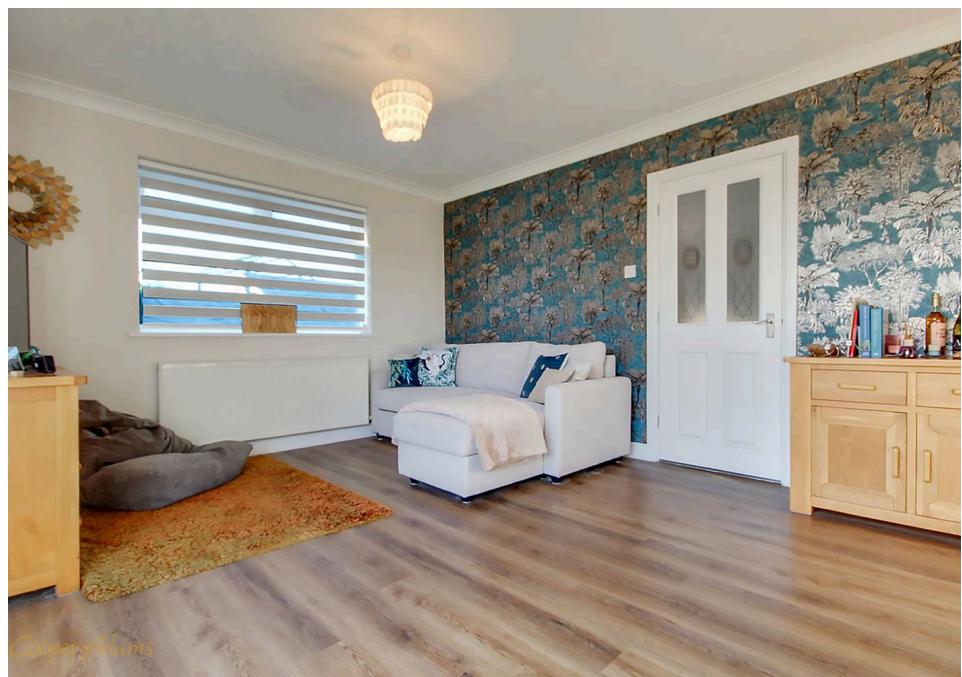
Extended detached bungalow in a quiet cul-de-sac location. • Two generous double bedrooms and modern shower room/W.C. • Stunning triple-aspect dining/family room opening onto a south-facing garden. • Bright west-facing lounge with log burner. • Private driveway, garage with electric roller door and powered workshop/shed. • New gas boiler installed January 2025; close to village, station and seafront.

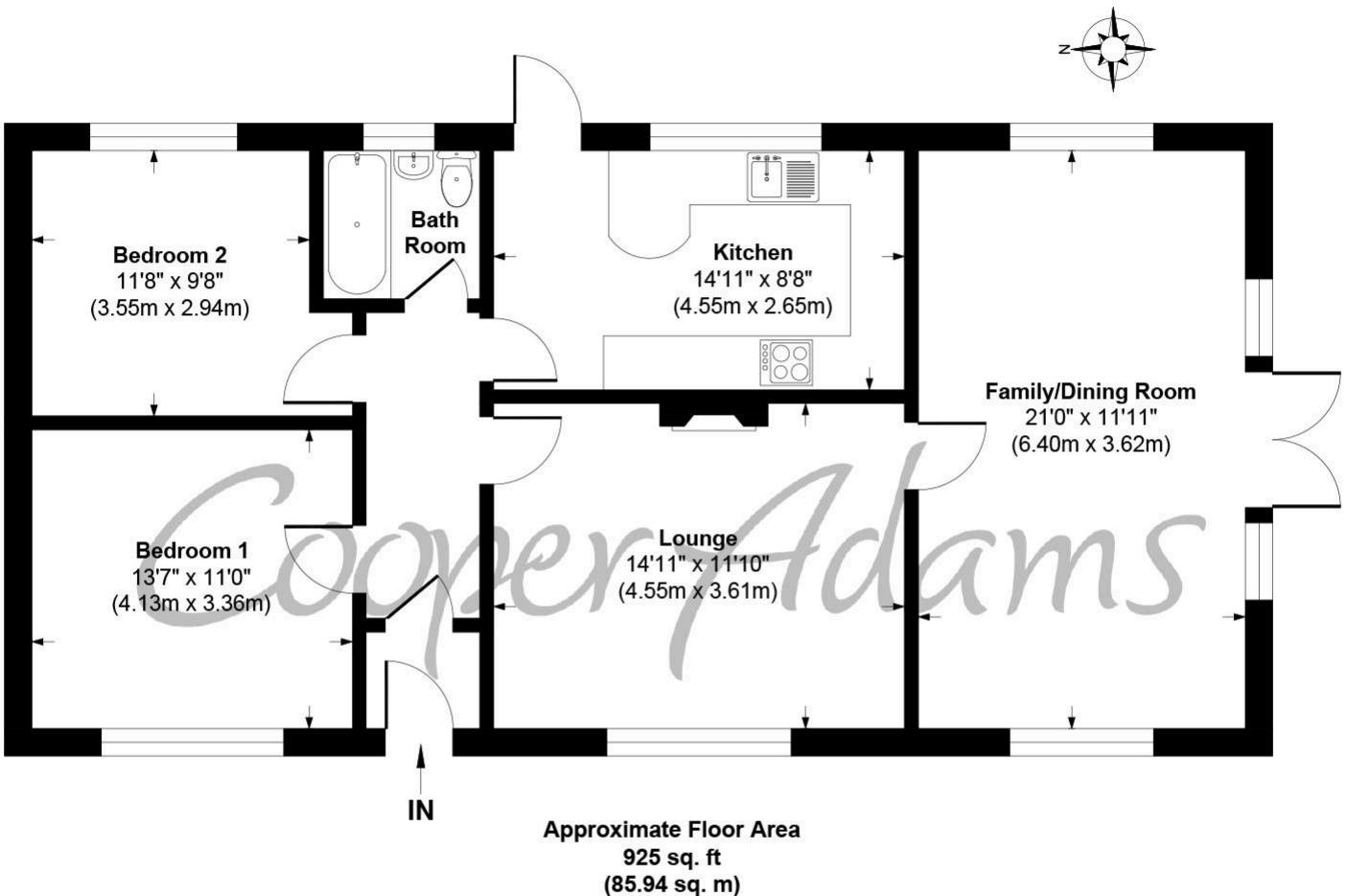
Cooper Adams

Tucked away in a quiet cul-de-sac within the ever-popular coastal village of East Preston, this **extended detached bungalow** offers a wonderful blend of space, comfort and versatility. The accommodation includes **two generous double bedrooms**, a well-appointed **shower room/W.C.**, and a bright **west-facing lounge** complete with a **log burner**. The standout feature is the impressive **triple-aspect dining and family room**, which opens directly onto the **south-facing rear garden**, creating an ideal space for entertaining and everyday living. The **well-equipped kitchen** benefits from a useful side access door, while further features include **double glazing** and **gas central heating via a brand new boiler installed in January 2025**. Outside, the property enjoys **private driveway parking**, a **garage with electric roller door**, and a versatile **shed/workshop with power and light**. The attractively landscaped rear garden also includes a greenhouse and electric awning, perfect for enjoying the space year-round. Conveniently located approximately **one mile from Angmering mainline station** and **1.5 miles from the seafront**, with village shops, bus routes and road links close by, this is a fantastic opportunity in a highly desirable 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.





Saxon Close, East Preston, West Sussex, BN16 1DX
Approx. Gross Internal Floor Area 925 sq. ft / 85.94 sq. m

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

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