



## The Street, East Preston

### Freehold

- Spacious Living – Over 1,900 sq. ft of versatile accommodation set across three floors, including four bedrooms and a study.
- Generous Plot – Situated on a substantial 0.22-acre plot with mature gardens to the front and rear, offering privacy and space.
- Character Features – Includes a beautiful bay window, feature brick fireplace, and charming conservatory with garden views.
- Ample Parking & Garage – Large detached garage and plentiful off-street parking for multiple vehicles.
- Prime Village Location – Quiet, leafy setting just moments from East Preston village centre, shops, cafes, and excellent transport links.
- For more information please visit the Cooper Adams website Description.

*Cooper Adams*



Set within a peaceful, leafy location in the desirable village of East Preston, this beautifully proportioned detached home offers over 1,900 sq. ft of versatile living space and sits on a generous 0.22-acre plot. A spacious entrance hall leads to a bright reception room with a striking bay window and feature brick fireplace. The dining room flows into a charming conservatory, perfect for enjoying garden views year-round. The well-equipped kitchen includes ample storage and links to a handy cloakroom/WC. Upstairs are two bedrooms, a study, and a family bathroom, with two additional bedrooms and eaves storage on the second floor. Outside, the mature front and rear gardens offer privacy and greenery, complemented by a large detached garage and ample off-street parking. Just moments from East Preston village centre with its independent shops, cafés, and great transport links, this delightful home offers space, character, and fantastic family potential in a sought-after coastal setting.



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.

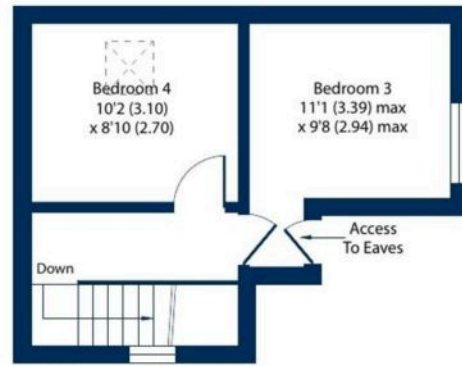
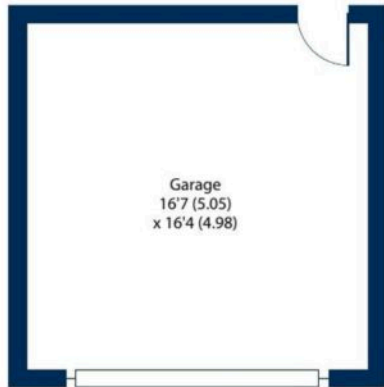


Approximate Area = 1666 sq ft / 154.7 sq m

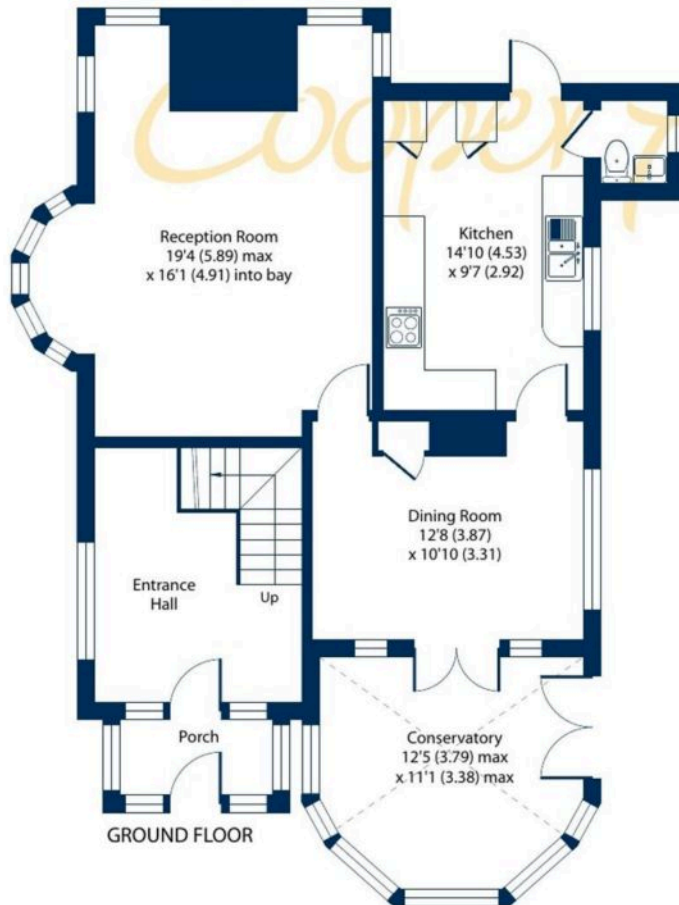
Garage = 271 sq ft / 25.1 sq m

Total = 1937 sq ft / 179.8 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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: 1316777



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