



Copse View, East Preston

Freehold

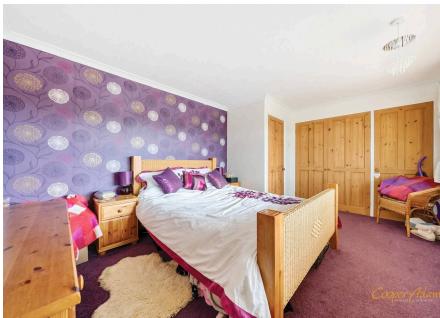
A two-bedroom semi-detached house in East Preston • Spacious separate living room • Garage in compound • Off-road parking • Six minutes' walk to Angmering Station (0.03 mile) • For more information go to [Cooper Adams website](#)

Cooper Adams

An ideal two-bedroom home for first time buyers, commuters or rental investors. This home is ideally located for transport links, shops and amenities and local schools. It also benefits from a garage located in a nearby compound and a drive to the front. The home further features a picturesque flint rear wall in the private rear garden ideal for entertaining family and friends on a bright summer day. In fair condition, this property is ready for you to move in and make it your own!

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82+)	A		(82+)	A	
(69-81)	B		(69-81)	B	
(55-68)	C		(55-68)	C	
(39-54)	D		(39-54)	D	
(21-38)	E		(21-38)	E	
(1-20)	F		(1-20)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		

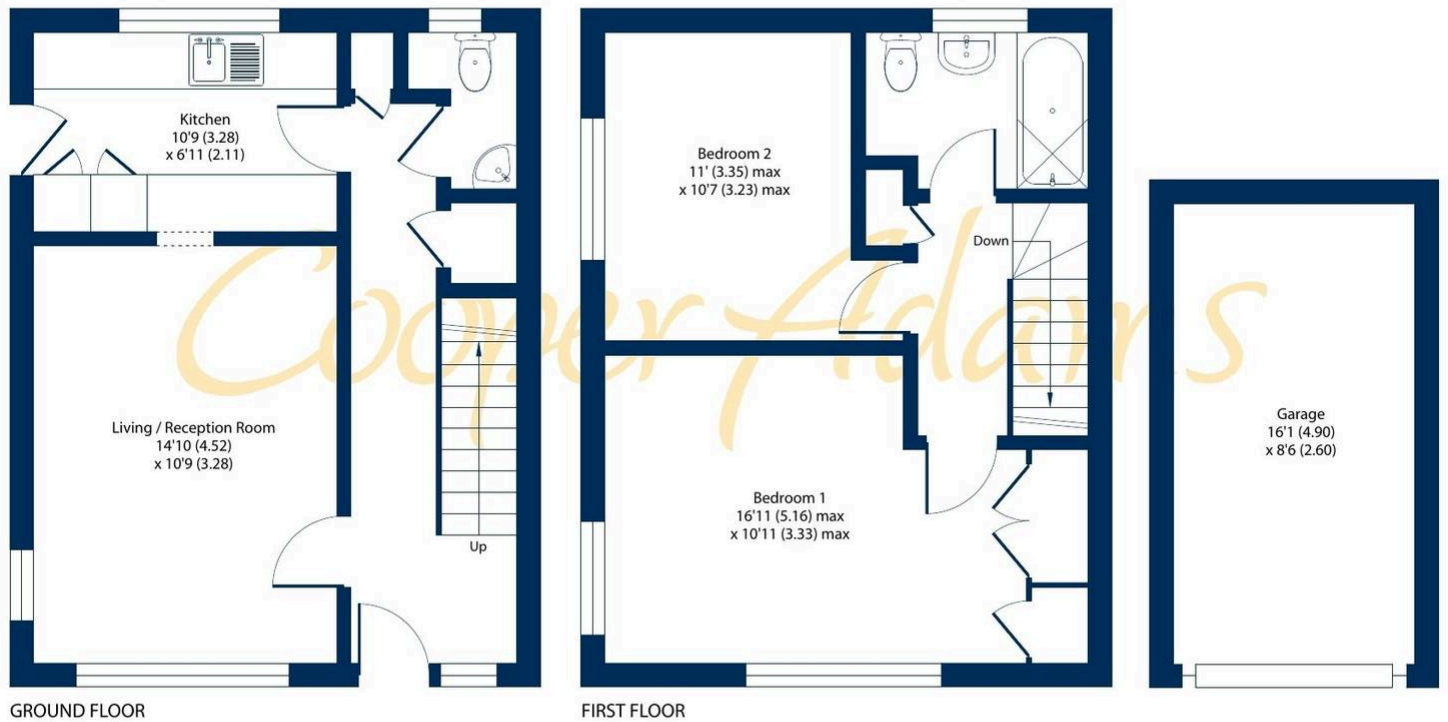
Copse View, East Preston, West Sussex, BN16

Approximate Area = 754 sq ft / 70 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 891 sq ft / 82.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper Adams Estates Limited. REF: 1115356

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