



Pinewood Close, East Preston

Freehold

Generous 0.18-Acre Plot with extensive outdoor space surrounds the property, with mature planting, lawned areas, and multiple spots to relax or entertain. • Spacious 22ft x 17ft dual-aspect reception room with a bright and inviting living area, ideal for family life and entertaining guests. • Two double bedrooms and one single bedroom & flexible living spaces including a separate dining room and two conservatories offering great versatility for home offices, studios, or relaxation zones. • Fantastic potential to update and personalise offering an exciting chance to create your dream home in a prime East Preston setting. • Desirable coastal location with No Onward Chain – Peaceful and well-connected, just a short walk to the beach, local shops, cafes, and transport links. • For more photos please visit the Cooper Adams website.

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Discover this charming three-bedroom detached bungalow, ideally located in a sought-after and peaceful East Preston neighbourhood. Offering generous and flexible living spaces, the home centres around a striking 22ft dual-aspect reception room, perfect for both entertaining and quiet relaxation. The fitted kitchen opens into a bright conservatory — ideal for morning coffee with garden views — while a second conservatory to the rear adds versatility as a garden room or studio. The layout includes three well-proportioned bedrooms, with the principal room featuring built-in storage, plus a separate dining room and two family bathrooms for added convenience. Situated on a generous 0.18-acre plot, the property boasts gardens full of potential, a detached garage, and ample driveway parking. There's exciting scope to modernise and truly make this home your own. Less than a mile from beautiful beaches, and just a short walk to shops, cafes, and excellent local schools, this home offers the best of village charm and coastal living. With great links to Rustington and Worthing and no onward chain, this is a fantastic opportunity to settle into one of the area's most desirable locations.



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.

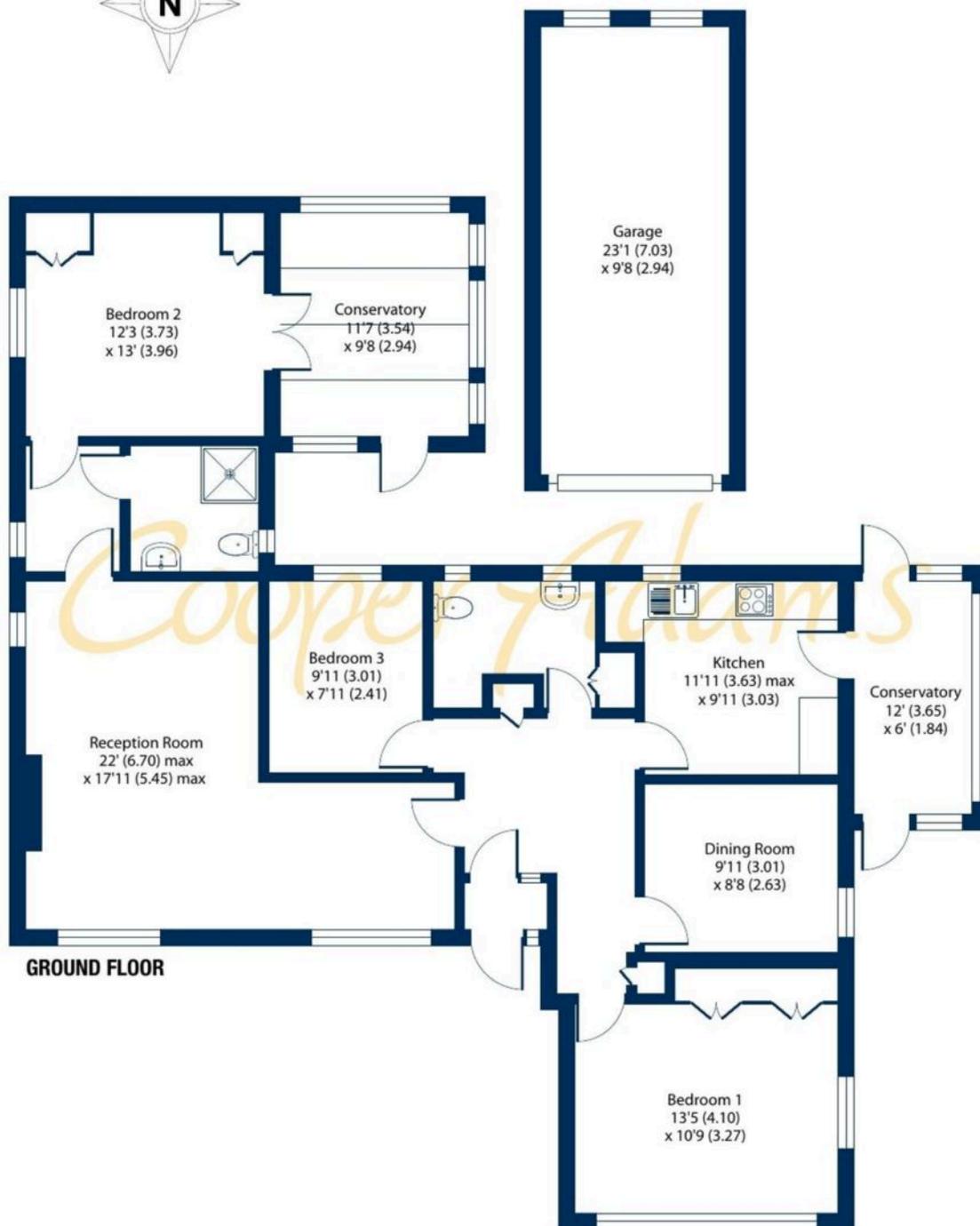


Approximate Area = 1374 sq ft / 127.6 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 1596 sq ft / 148.2 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: 1304603



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