



Downs Way, East Preston

Freehold

Ideal for First-Time Buyers or Investors – A great opportunity to get on the property ladder or expand a rental portfolio in a sought-after coastal location.

- Spacious Dual-Aspect Lounge/Diner – Bright and airy 22'8" reception space, perfect for everyday living and entertaining.
- Versatile Second Reception Room – Ideal as a home office, dining area, or playroom with direct garden access.
- Three Well-Proportioned Bedrooms – Comfortable sleeping arrangements with potential to personalise or modernise.
- Private Rear Garden & Garage – Enclosed outdoor space plus a separate garage for extra storage or workshop use.

Fantastic Location – Quiet cul-de-sac close to East Preston village, schools, the beach, train station, and major road links.

Cooper Adams

Ideal First Home or Investment Opportunity – East Preston. Tucked away in a quiet cul-de-sac in the heart of East Preston, this three-bedroom semi-detached home is a fantastic opportunity for first-time buyers or investors looking to step onto the property ladder in a sought-after coastal village. Just a short walk from local shops, schools, and the beach, the property offers a spacious 22'8" dual-aspect lounge/diner, perfect for relaxing or entertaining. A second reception room at the rear makes an ideal home office, playroom or dining space, with doors opening to the private garden. Upstairs features three well-proportioned bedrooms and a family bathroom, offering plenty of scope for future updates. With a well-laid-out kitchen, gas central heating, and double glazing, this home is ready to move into while still offering potential to add value over time. Whether you're buying your first home or looking for a strong rental investment, this property ticks all the right boxes.



Situated within easy reach of East Preston village centre, mainline train station, and excellent transport links via the A259 and A27, this home is ideally placed for coastal living with all amenities close by.



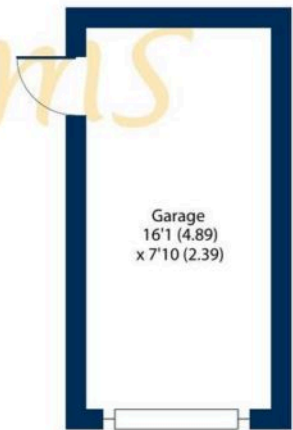


GROUND FLOOR



FIRST FLOOR

Approximate Area = 849 sq ft / 78.8 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 975 sq ft / 90.5 sq m
For identification only - Not to scale



GARAGE



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: 1326780



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