

## Parade Mansions Sea Road, East Preston

Leasehold

Spacious upper floor maisonette • Double Glazed • Centrally located for village life • Three bedrooms • Modern kitchen • Long lease • Close to the sea • Gas central heating • For more photos visit the Cooper Adams website

*Cooper Adams*



A spacious three bedroom property located central within a desirable sea side village to make the most of East Prestons' coastal amenities. Modern throughout with bright interiors this fine property spans three floors with a west facing reception room and a contemporary kitchen diner to the ground and three bedrooms with a family bathroom to the upper. Rarely available these properties are coveted for their position making an ideal bolt hole by the beach or permanent residence.

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.

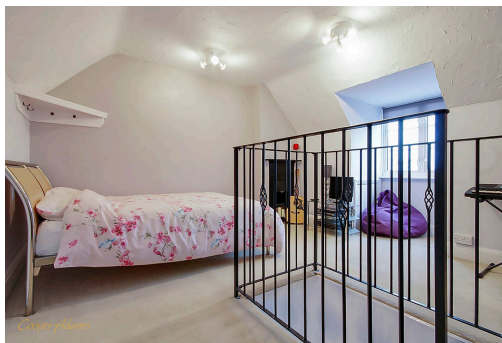
Council Tax band: C

Tenure: Leasehold

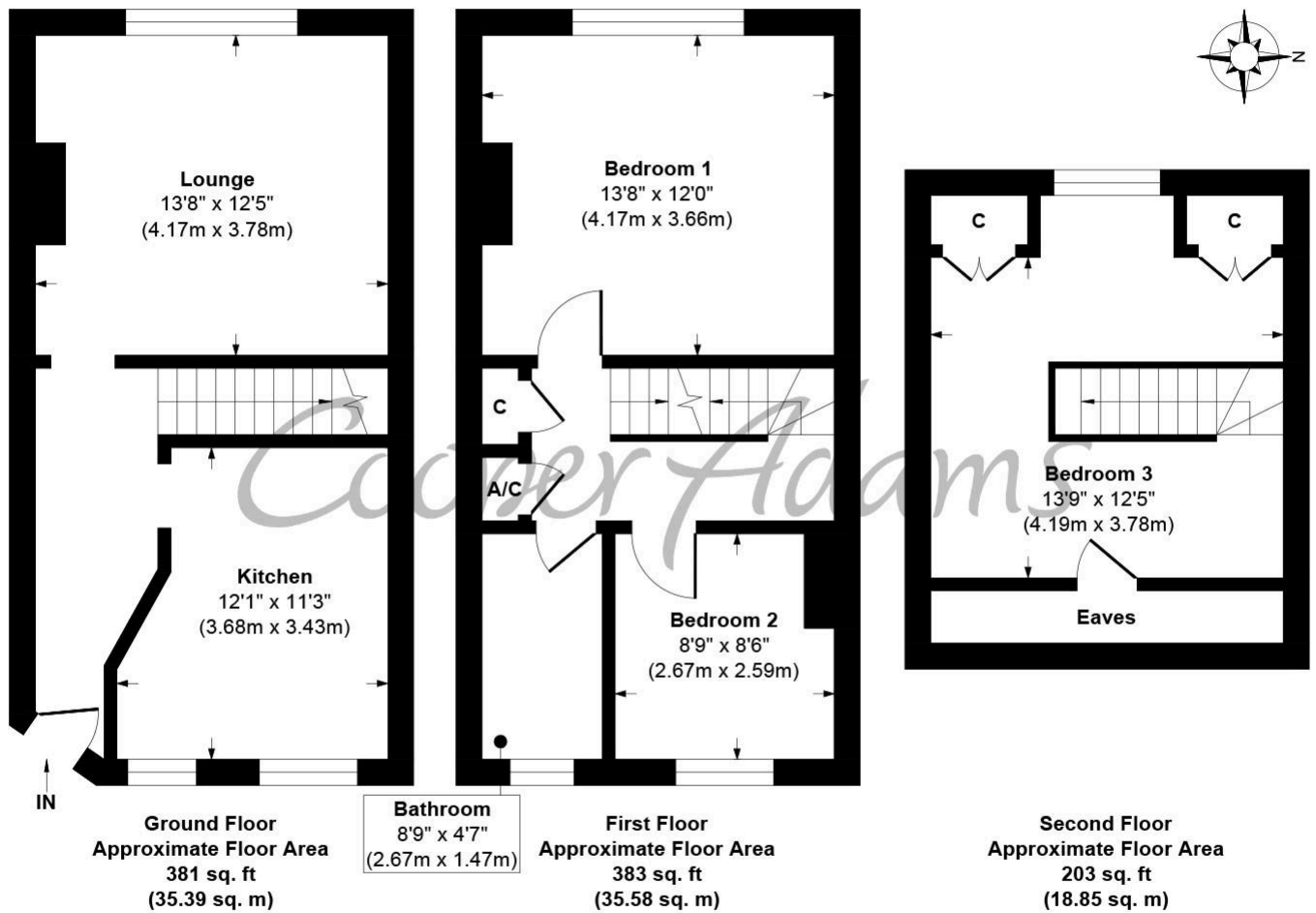
EPC Energy Efficiency Rating: D



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.



Cooper Adams



**Parade Mansions, Sea Road, East Preston, West Sussex, BN16 1NT**  
**Approx. Gross Internal Floor Area 967 sq. ft / 89.82 sq. m**

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

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VIEWING STRICTLY BY APPOINTMENT

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