



Nursery Close | East Preston | BN16 1QD

Price on Application

JS
Signature
jacobs Steel



Jacobs Steel East Preston are delighted to offer this superbly refurbished chalet-style home in a private close at the heart of the village. Featuring a stunning open-plan kitchen/diner, spacious lounge, three bedrooms, two bathrooms, garage and landscaped gardens.

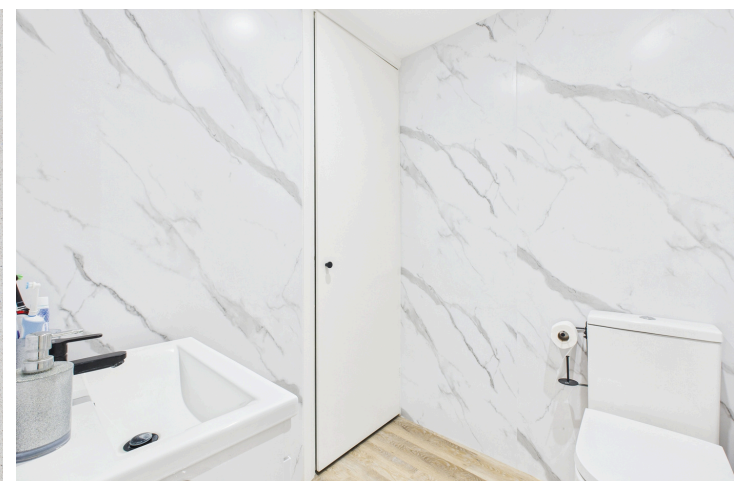


A home of style & versatility




Contemporary and peaceful living
on a quiet close





Key Features

- Peaceful & Quiet Location
- Close To Shops & Beach
- Completely Refurbished Throughout
- Stunning contemporary finish
- Driveway & Garage
- Landscaped front & rear gardens
- Versatile Accommodation



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Jacobs Steel East Preston are delighted to present this beautifully refurbished chalet-style home, tucked away in a private close at the very heart of the village.

This select position of just a handful of detached homes offers both peace and convenience, with the house itself only a short walk from East Preston's excellent range of shops, cafés, pubs and restaurants. The seafront is also close by, with greensward walks stretching toward Ferring in one direction and Rustington beach in the other – both with popular cafés right on the shoreline. The property has been comprehensively refurbished, with works including new heating, wiring, windows and stylish modern finishes throughout. The result is a home that feels fresh, efficient, and ready to move into.

The ground floor is centred around a striking open-plan kitchen/dining room, complete with a large central island, sleek cabinetry, and doors opening directly to the garden – perfect for entertaining. A generous dual-aspect sitting room with fireplace spans the depth of the house, while the welcoming hallway leads to a ground floor bedroom and a contemporary shower room along with a separate cloakroom with hidden utility cupboard with plumbing ideal for flexible living. Upstairs, two further double bedrooms are served by a beautifully appointed bathroom with both bath and separate shower.

Outside, the front garden has been neatly landscaped with driveway parking leading to a garage, while the west facing rear garden provides a private lawn and patio for outdoor dining and relaxing.

East Preston is renowned for its coastal charm and sense of community. Within the village you'll find everything from a post office and butchers to hair salons, boutiques, and a choice of eateries, while just along the coast Rustington provides larger supermarkets, high street shops and further facilities. Commuters benefit from Angmering station nearby with direct rail services to London, Brighton and Chichester, and the A259/A27 are within easy reach. This is a rare opportunity to acquire a turnkey home of 1489sqft (inc garage) in one of the most desirable parts of East Preston, balancing style, convenience and a relaxed coastal lifestyle.



Compelling blend of modern design, flexible living space, and refined coastal lifestyle.





Total Area: 1489 ft² ... 138.3 m² (Includes Garage)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area * as quoted from the floorplan: 1259 sqft

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.