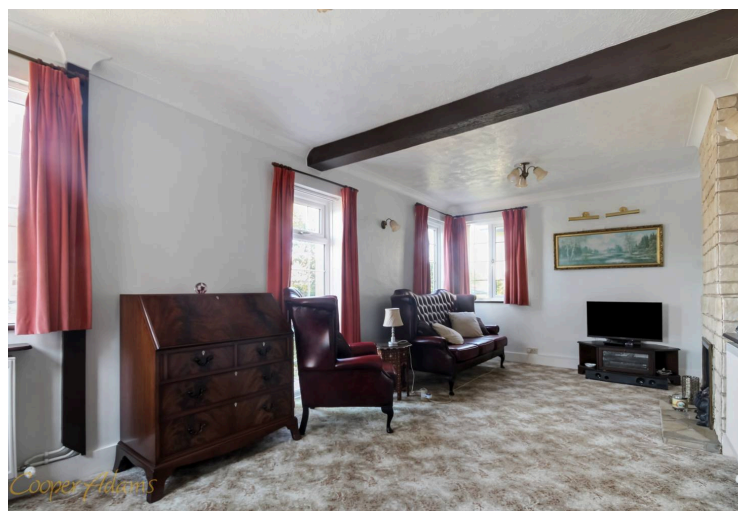
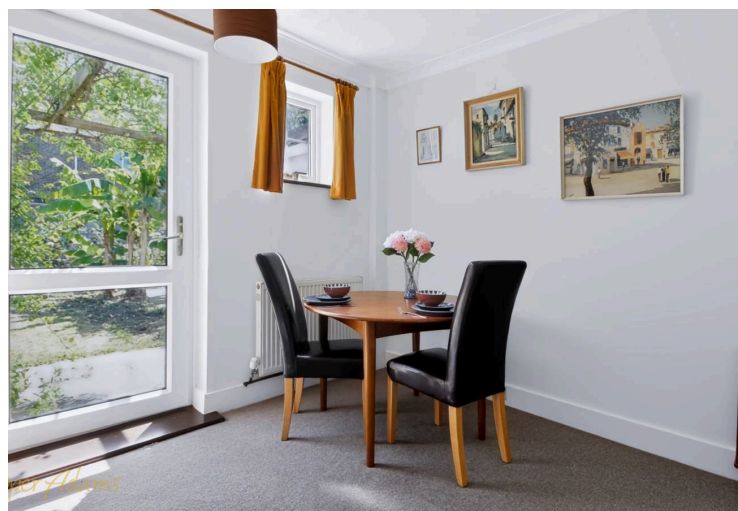




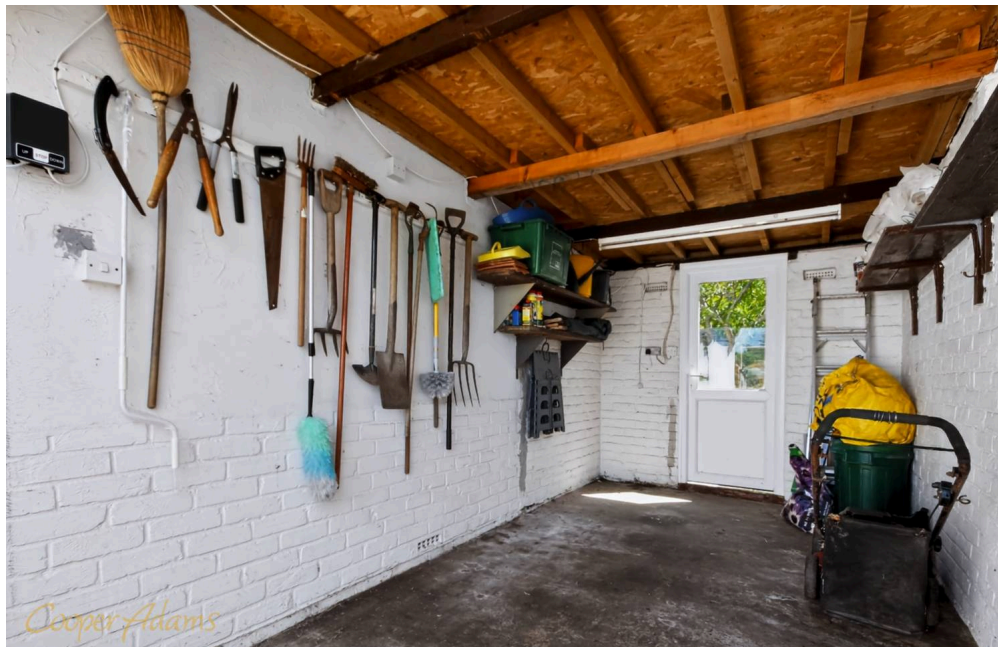
Normandy Lane, East Preston

Freehold

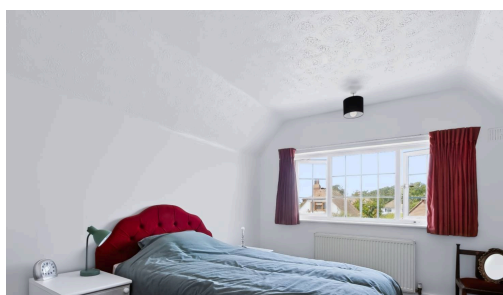
Detached freehold home, four minutes' walk from the beach. • No ongoing chain. • 1,035 sq. ft of flexible accommodation. • 20ft dual aspect living room, parquet beneath the carpets. • Two/three bedrooms — third doubles as a dining room. • Great scope to extend, in line with neighbouring homes. • Established east-facing garden, garage and off-road parking.

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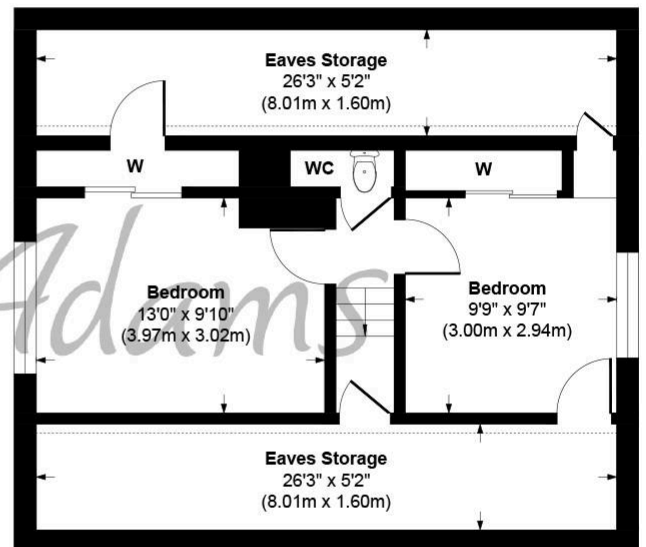
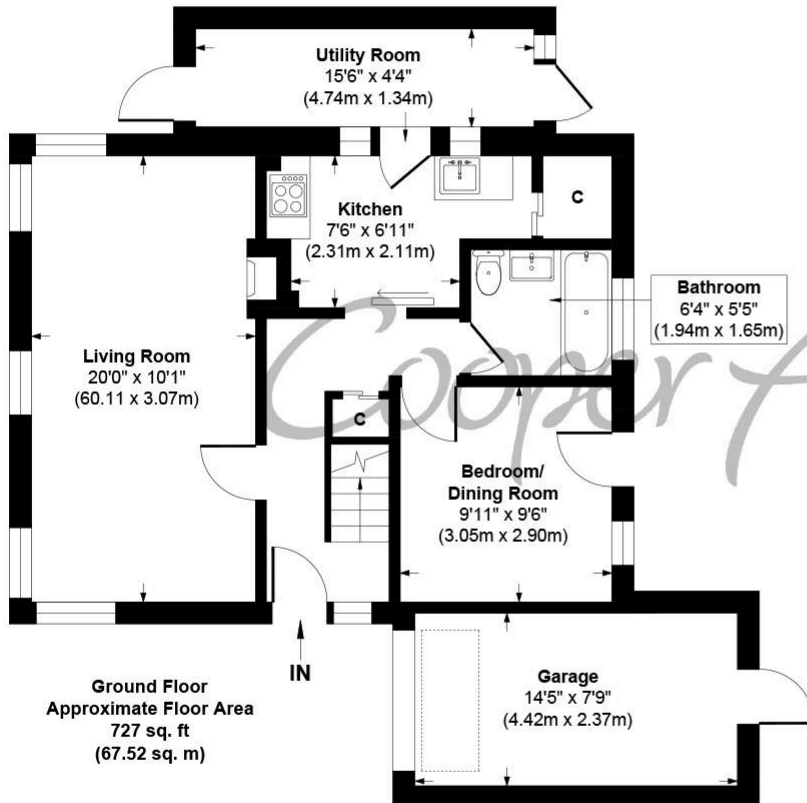
Tucked away in a quiet lane just four minutes' walk from East Preston beach, this detached freehold house offers 1,035 sq. ft of well-proportioned, flexible accommodation and comes with no ongoing chain. The ground floor centres on a 20ft dual aspect living room, which retains its original parquet flooring beneath the current carpets. A kitchen, utility room and bathroom sit alongside a further reception room that works equally well as a formal dining room or a third bedroom. Two bedrooms and a WC on the first floor, with fully insulated eaves storage running the full length of the property on both sides — one side boarded, both with power laid on. There is excellent scope to extend, subject to the necessary consents. Neighbouring properties in the road have added loft conversions with side dormers, extended over the garage and built out to the rear, giving a clear picture of what this house could become for a buyer with plans of their own. Outside, the established east-facing rear garden catches the morning sun and has been well planted over the years, with a pergola and mature borders. There is a garage and off-road parking to the front. Homes of this size, in this position and with this much potential rarely come to the market in original condition. The village centre, with its shops, cafés, schools and leisure clubs, is within easy reach, and the South Downs a short drive inland.



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.



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Normandy Lane East Preston, West Sussex, BN16 1LZ
Approx. Gross Internal Floor Area 1035 sq. ft / 96.15 sq. m

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

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