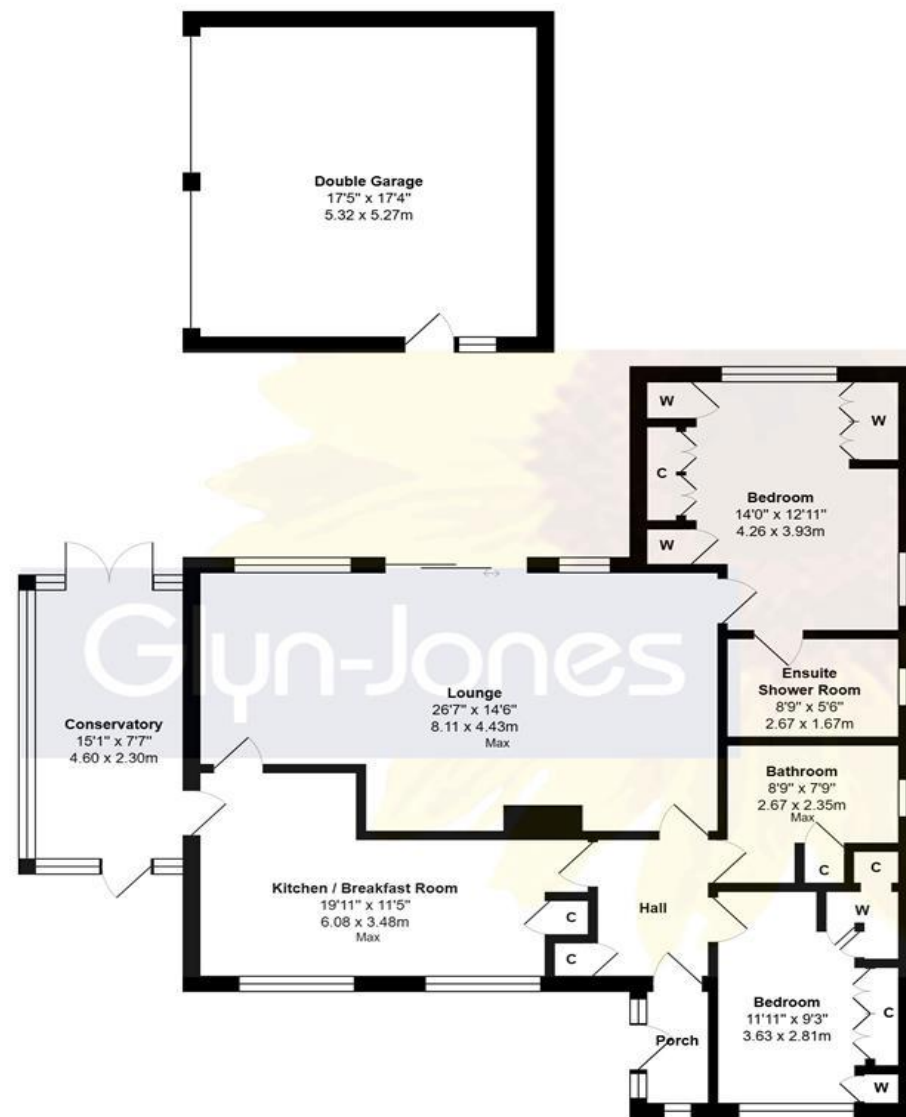


Glyn-Jones

**49 Vermont Drive, East Preston,
West Sussex, BN16 1LG**
£622,000 (Freehold)



Total Area: 1477 ft² ... 137.2 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026



A bright and spacious Detached Bungalow situated in a desirable residential location, with a pleasant walled garden and double garage.

A deceptively spacious bungalow offering well-planned accommodation, offered for sale in our opinion in good clean decorative order throughout.

Originally three bedrooms, the accommodation has been adapted and now comprises; entrance porch and entrance hall; 26'7 through lounge/dining Room; 19'10 kitchen/breakfast room, fitted out with limed oak units; two double bedrooms with wardrobes; ensuite shower room, from the main bedroom and further bathroom/wc; conservatory/sun lounge addition. Externally there is a secluded south facing garden and double garage.

Particular features include; uPVC double glazing throughout (leaded lights to the front), gas fired central heating, fitted kitchen with appliances and double garage with remote operated door and off road parking for two vehicles.

Additional Property Information:

Council Tax Band – E Energy Efficiency Rating – D (65)



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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Outside –
There is a pleasant south westerly rear garden, mainly laid to lawn with well stocked borders with an abundance of mature bushes, plants and shrubs; adjacent to the property is a paved patio. The garden is enclosed by a tall brick wall and timber fencing, providing a high degree of privacy. Included is a greenhouse and a timber garden shed. The bungalow sits on a corner plot with a further well maintained garden to the front, mainly laid to lawn with dwarf brick garden wall. Mature greenery provides screening from the road.

Double Garage –
To the rear of the property is a brick built double garage measuring 17'6 x 17 approached via double driveway with twin 'up an over' doors (recently replaced), one of which is electric and can be remotely operated. The garage enjoys power and light and a personal door to the rear garden.



Location –
Vermont Drive a popular residential road. No.49 is situated within approximately a third of a mile of Sea Road shops.

East Preston village has two parades of shops providing a wide range of local independent retailers including a convenience store and a choice of cafes and restaurants. Sainsburys Superstore can be found within just over a mile and Rustington's comprehensive village centre is approximately 2 miles. Most amenities are close to hand including both doctor's and dentist's surgeries, and a regular bus service to neighbouring town and villages runs along the coast. Angmering mainline railway with regular commuter trains to London can be found within 1.1 miles.

East Preston offers a wide range of leisure facilities including tennis at Angmering on Sea, a bowls and sailing club, and golf at Ham Manor.

