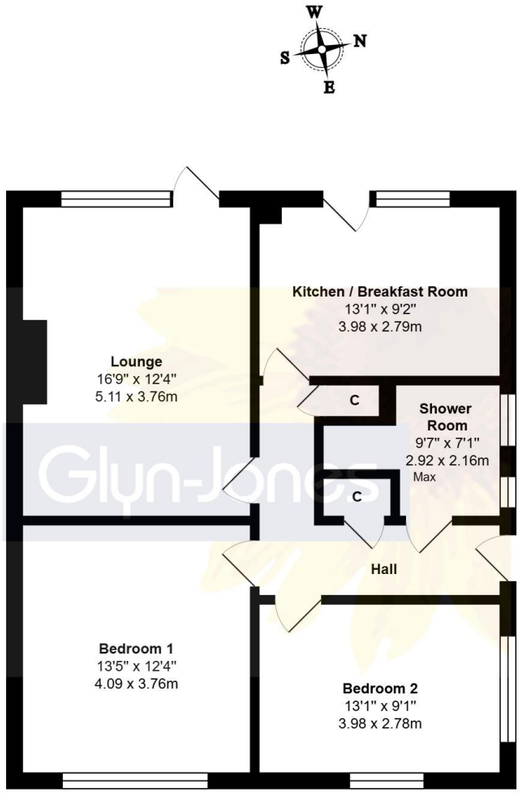


Total Area: 796 ft² ... 74.0 m²

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

Council Tax Band – C **Energy Efficiency Rating** – D

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 assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks is £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

WITH OVER... 750 COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

2 Ambersham Crescent,
East Preston, BN16 1AH

£379,950 (Freehold)



We thoroughly recommend a viewing of this semi-detached bungalow following significant modernisation and improvement by the current owner.

Briefly described, the bright and extremely well-appointed accommodation comprises; two double bedrooms; spacious lounge with wood burning stove; stylish refurbished kitchen/breakfast room incorporating a sleek range of fitted units and integrated appliances; and a contemporary shower room/WC.

A notable attribute is the westerly facing rear garden boasting well-stocked borders, external gated access to the side and rear access into a detached garage with power.

Additional attributes include; off-road parking on the approach to the garage; gas central heating via a combination boiler; double glazing; updated floor coverings throughout; and a large loft space that offers scope for conversion (subject to planning consent).

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At an Average rating of 4.9/5

Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

2 Ambersham Crescent, East Preston, BN16 1AH
£379,950







"...stylish refurbished kitchen/breakfast room incorporating a sleek range of fitted units and integrated appliances..."

The property occupies a generous corner plot and is conveniently situated for many useful local amenities; namely, Angmering mainline railway station, The Angmering School, Willow Green Surgery, Station Parade shops; and Sainsbury's superstore; all of which are found within an approximate 0.5-mile radius.

Furthermore, easy access is afforded to both the A259 and the renowned 701 bus service, the latter of which can be picked up along nearby Station Road.

East Preston is centrally positioned along the West Sussex coast and boasts a charming village centre, with a small selection of shops, as well as a picturesque seafront. The larger village of Rustington is found within approximately 2-miles of the property and offers a comprehensive range of shops and restaurants.







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