



69 Old Worthing Road, East Preston BN16 1EA
£310,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom Semi Detached House
- Lounge & Dining Room
- Refitted Shower Room/WC
- Double Glazing
- Electric Heating
- No Onward Chain
- Private Drive & Garage
- Council Tax Band 'C'
- EPC Rating 'D'

A three bedroom semi detached house offered for sale with no onward chain, in the popular residential area of East Preston.

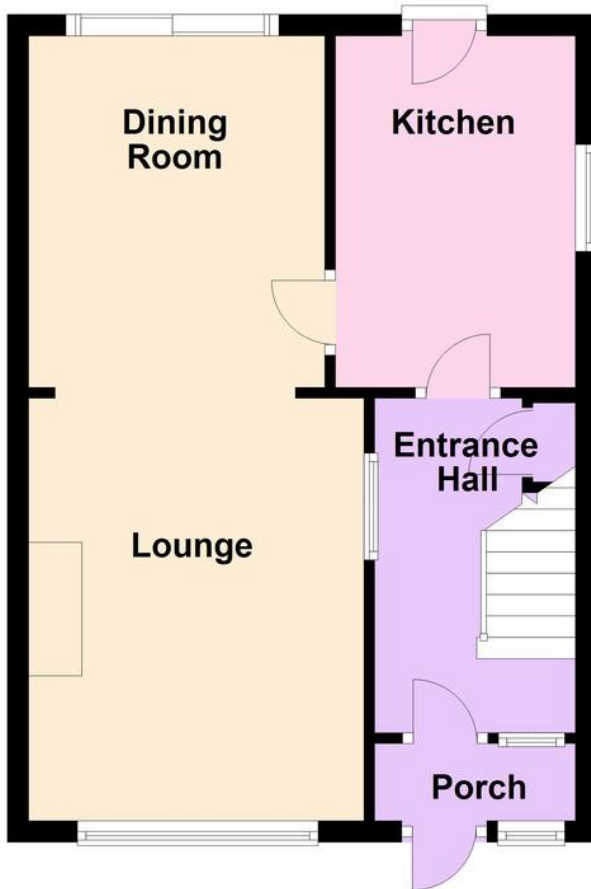
In brief the accommodation comprises: - Front porch, entrance hall, lounge, dining room, kitchen, three bedrooms and a refitted shower room/WC. Outside there is an open plan 'stoned' front garden with a private drive providing off road parking and leading to a garage. The rear garden has a paved patio that extends to a lawn with side borders and a garden shed. There is double glazing and electric heating.

The house is situated midway along the Old Worthing Road which runs from the A259, Littlehampton Road to Roundstone Lane and the Worthing Road, being north of the railway giving easy access to the A259 to go East, West or north on the A280 to access the A27.



Ground Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 75.4 sq. metres (811.8 sq. feet)

PORCH

ENTRANCE HALL

LOUNGE

13' x 10' 4" (3.96m x 3.15m)

DINING ROOM

10' 9" x 9' 1" (3.28m x 2.77m)

KITCHEN

10' x 7' 4" (3.05m x 2.24m)

BEDROOM 1

13' 4" x 10' 1" (4.06m x 3.07m)

BEDROOM 2

10' 10" x 10' 1" (3.3m x 3.07m)

BEDROOM 3

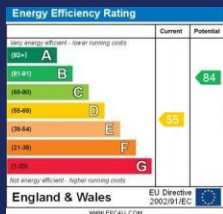
7' 8" x 6' 4" (2.34m x 1.93m)
min

SHOWER ROOM/WC

FRONT GARDEN

PRIVATE DRIVE TO GARAGE

REAR GARDEN



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