



The Street, East Preston



Offers In Excess Of
£625,000
Freehold

- Beautifully Presented Newly Built Cottage
- Large Living Area
- Three Bedrooms
- Residents Parking
- COUNCIL TAX - C
- High Specification Kitchen
- Two Bath / Shower Rooms
- Good Sized Rear Garden
- EPC - B
- FREEHOLD

A beautifully presented newly built end of terraced cottage situated in the heart of East Preston village with its local shops with the beach being less than a mile away. The mainline railway station is less than half a mile away that services London, Brighton, Southampton & Portsmouth. The property is finished to a high specification and includes three bedrooms, two bath / shower rooms, cloakroom/ w/c, large living area with beautifully fitted kitchen with Bosch appliances. It must be viewed to be fully appreciated.

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Accommodation

Entrance Hall

Part double glazed composite stable front door, radiator, wall mounted fuse board, stairs to first floor.

W.C

Low level WC, vanity wash handbasin and mixer tap, heated towel rail, part wood panelled walls, tiled floor, obscure double glazed window to front.

Kitchen 12'6" x 7'8" (3.83 x 2.34)

Measurements to include built in units. Range of matching floor and wall units with composite worktops and upstands, flush mounted ceramic butler sink with mixer tap over, integrated Bosch washing machine, fridge/freezer and dishwasher, freestanding range master with 5 point gas hob and extractor over, tiled floor, double glazed window to front.

Lounge/Diner 19'9" x 14'9" (narrowing to 11'1") (6.03 x 4.5 (narrowing to 3.39))

Full height double glazed french doors to garden, double glazed window to side, two radiators, storage cupboard under stairs.

First Floor Landing

Access to all rooms, loft access with pull down ladder (housing combi boiler, light and part boarded), radiator, wall mounted thermostat.

Bedroom One 14'8" x 8'11" (4.49 x 2.74)

Double glazed window to front, radiator, access to en-suite.

En-Suite Shower / W/C

White bathroom suite, pedestal wash handbasin, low-level WC, double shower cubicle with thermostatic Aqualisa shower and glass screen above, part tiled walls, heated towel rail, wood effect floor, extractor fan.

Bedroom Two 12'2" x 7'1" (3.73 x 2.18)

Double glazed window to rear, radiator.

Bedroom Three 7'3" x 13'4" (narrowing to 8'11") (2.21 x 4.07 (narrowing to 2.74))

Double glazed window to rear, radiator.

Bathroom / W/C

White bathroom suite, pedestal wash handbasin, low-level WC, wood panelled bath with mixer tap and shower attachment over, part tiled walls, heated towel rail, wood effect flooring, extractor fan.

Front Garden

Laid to gravel area with parking for multiple cars with electric car charge point, pathway to front door, five bar gate, garden area with various shrubs and bushes, access to rear garden via side gate.

Rear Garden

Mainly laid to lawn, patio section, fenced surround, access to front of property via side gate

AGENTS NOTE

Where the photos have furniture in, these are from the show house and No 1 Lavender Cottage does not have furniture in, apart from the fitted kitchen appliances and bathroom fittings and flooring in all the rooms.

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

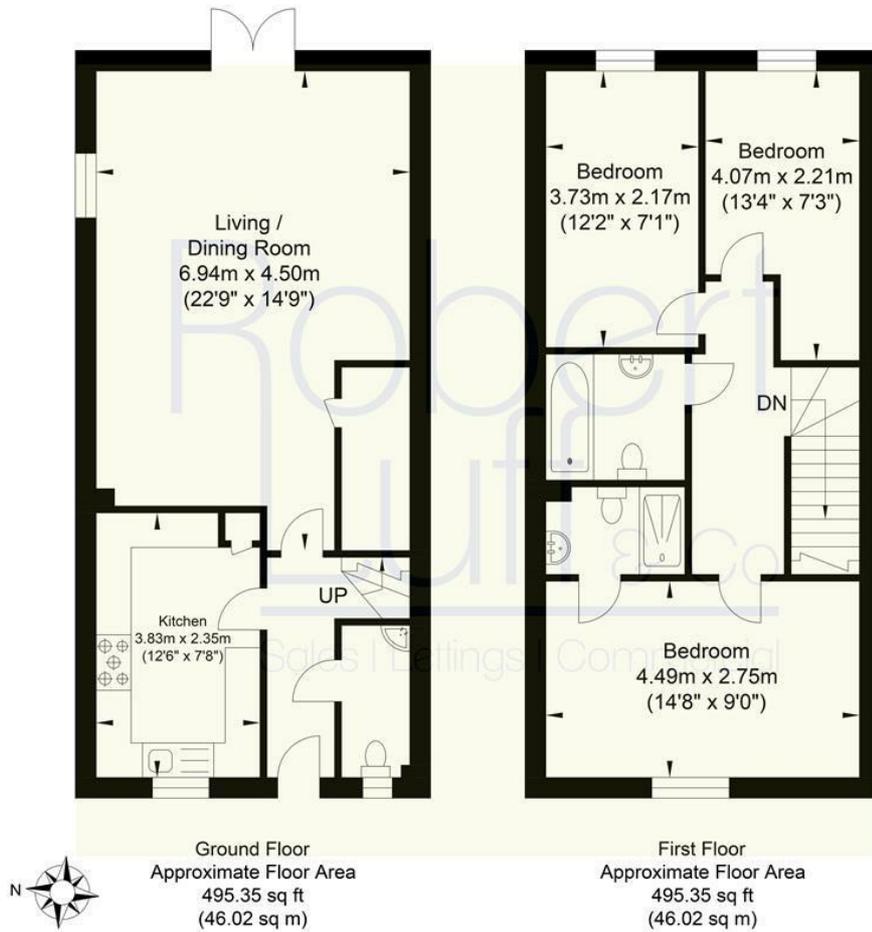
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The Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.