



18 The Ridings

East Preston, Littlehampton, BN16 2TN

Guide price £900,000

Freehold Council Tax Band E



A most impressive extended detached bungalow situated on the private Willowhayne Estate.

In brief, the accommodation comprises covered entrance into spacious entrance hall with cloakroom and floor to ceiling storage cupboard. There is an L-shaped lounge/diner with vaulted ceiling, giving access to the study and front section of garage. The refitted kitchen/breakfast room with roof lantern is a particular feature of the property boasting an abundance of integrated appliances with sliding doors onto the landscape rear garden. The utility room complements the already comprehensively fitted kitchen, and there is a personal door giving side access.

There are two double bedrooms both with fitted wardrobes. The master bedroom enjoys a luxury fitted en-suite. There is a family bathroom with W/C and wash hand basin and inset to vanity unit.

Externally, the front of the property is arranged to provide an in/out drive with area of lawn, whilst the West facing rear garden has been landscaped, boasting an Indian sandstone patio, areas of lawn, and maturing tree and shrub lined borders.

There are solar panels, gas central heating, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated on the favoured Willowhayne Estate, London is approximately 90 minutes by train. The nearest mainline railway station is Angmering which gives great links to most major towns and cities.

Please contact the vendor's sole agents to arrange a private viewing tour. This bungalow is offered for sale with the other benefit of no onward chain.

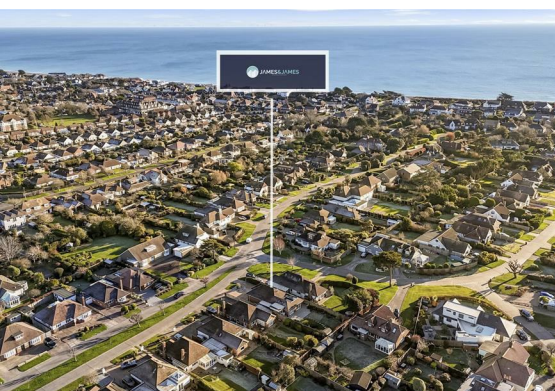
Set within the highly regarded private Willowhayne Estate in East Preston, this impressive bungalow enjoys beautifully maintained surroundings and is just moments from some of the area's finest beaches. Established in the 1930s, the estate is privately managed, ensuring a peaceful and secure environment for residents.

Covered entrance with double glazed front door & c

Spacious entrance hall  
11'6 x 22'8 (3.51m x 6.91m)







L-shaped lounge/diner with vaulted ceiling  
32'1 narrowing to 9'10 x 18'8  
narrowing to 10'6 (9.78m  
narrowing to 3.00m x 5.69m  
narrowing to 3.20)

Luxury fitted kitchen/breakfast room  
18'2 x 11'4 (5.54m x 3.45m)

Luxury fitted utility room  
7'6 x 7'2 (2.29m x 2.18m)

Bedroom one with full width fitted wardrobes  
15'2 x 8'7 (4.62m x 2.62m)

Luxury en-suite shower room  
10'6 x 5'10 (3.20m x 1.78m)

Bedroom two with fitted wardrobes  
16'0 x 12'1 (4.88m x 3.68m)

Study  
7'4 x 7'8 (2.24m x 2.34m)

Luxury fitted family bathroom  
5'0 x 8'3 (1.52m x 2.51m)

Separate w/c

Floor to ceiling storage cupboard

In/out driveway

Front garden

Front section of garage  
6'7 x 7'9 (2.01m x 2.36m)

Landscaped rear garden

Floor Plan



Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

