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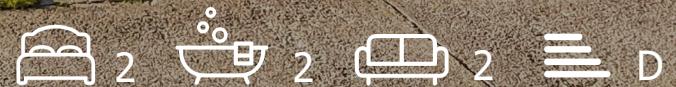
119 George V Avenue | Worthing | West Sussex | BN11 5SA
50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



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



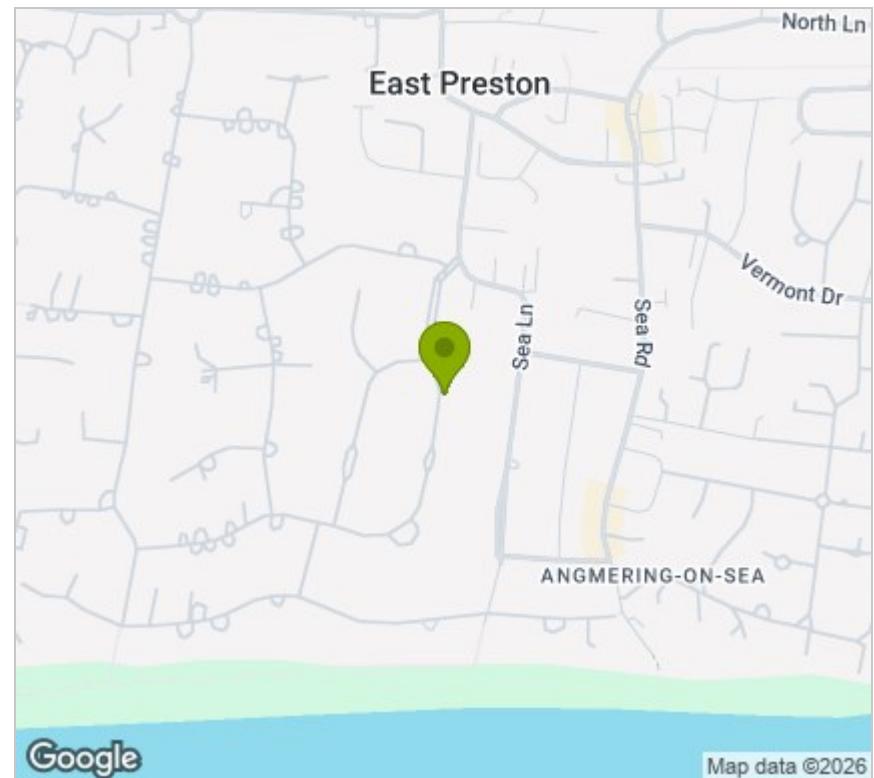
Viewing

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

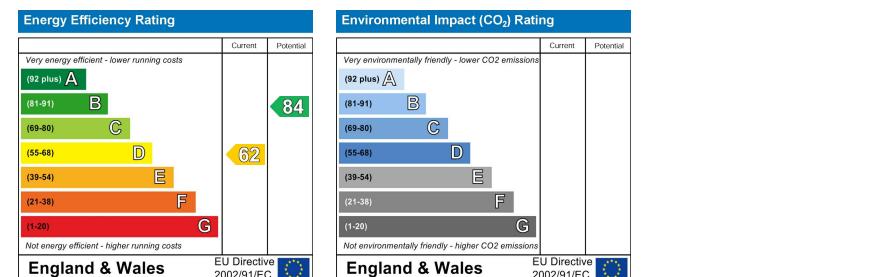
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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph



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