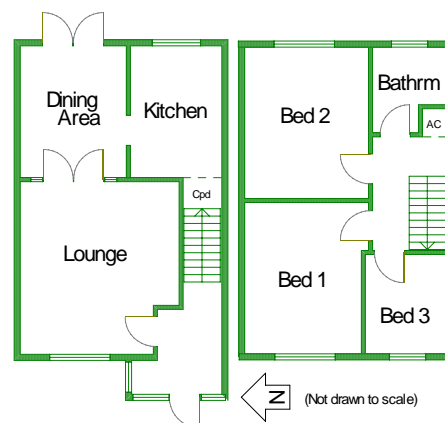


**EASTERN CLOSE,
EAST PRESTON BN16 1BS**



£187,950 - FREEHOLD

- ◆ **TERRACE HOUSE**
- ◆ **LOUNGE & DINING AREA**
- ◆ **3 BEDROOMS**
- ◆ **REFITTED KITCHEN**
- ◆ **MODERN BATHROOM**
- ◆ **DOUBLE GLAZING & CENTRAL HEATING**
- ◆ **GARAGE NEARBY**
- ◆ **VIEWING RECOMMENDED**



A 1960s built terrace house offered for sale having been the subject of much improvement over recent years and benefiting from a recently refitted kitchen with built-in appliances.

Situated in a popular residential location on the outskirts of East Preston, Angmering mainline railway station can be found within approximately $\frac{3}{4}$ of a mile, local shops being within $\frac{1}{4}$ of a mile.

EASTERN CLOSE, EAST PRESTON

The accommodation, with approximate room sizes, comprises upvc double glazed front door with stained glass effect detailing leading to:

ENTRANCE HALL

Upvc double glazed windows with patterned glass, radiator, textured and coved ceiling, tiled flooring, stairs to first floor, door to:

LOUNGE 4.42m x 3.96m (14'6 x 13'0)

Upvc double glazed window, radiator, television aerial point, telephone point, power points, textured and coved ceiling, wood grain effect laminate flooring, glazed double doors leading to:



DINING AREA 3.35m x 2.59m (11'0 x 8'6)

Radiator, wall light point, power points, textured and coved ceiling, wood grain effect laminate flooring, upvc double glazed double doors providing access to the rear garden, archway leading to:

REFITTED KITCHEN 3.35m x 2.39m (11'0 x 7'10)

With part tiled walls, being fitted out with modern wood grain effect fronted units with beech effect rolled edge work surfaces, comprising inset one-and-a-half bowl single drainer sink unit with Victorian style mixer tap with extensive range of drawers and cupboards, built-in concealed dishwasher and fridge-freezer, space and plumbing for automatic washing machine, inset Diplomat ceramic hob with space below for cooker, filter hood above, range of matching wall mounted units with plinth above having inset halogen spotlights, fake storage cupboard concealing access to understairs storage area housing gas and electric meters with light point and double power point, upvc double glazed window, power points, coved ceiling, wood grain effect laminate flooring.



FIRST FLOOR LANDING

Recessed airing cupboard housing prelagged hot water cylinder with fitted immersion heater, slatted shelving over, textured and coved ceiling, access to loft space.

BEDROOM ONE 3.96m x 2.79m (13'0 x 9'2) (excluding door recess)

Upvc double glazed window, radiator, power points, textured and coved ceiling.

BEDROOM TWO 3.96m x 3.00m (13'0 x 9'10)

Upvc double glazed window, radiator, telephone point, television aerial lead, power points, textured ceiling.

BEDROOM THREE 2.64m x 2.06m (8'8 x 6'9)

Upvc double glazed window, built-in overstairs storage cupboard, power points, textured and coved ceiling.

BATHROOM

Fully tiled walls, modern white suite with gold effect Victorian style fittings, comprising panelled bath with mixer tap and shower handset, pedestal wash hand basin, low level wc, upvc double glazed window with patterned glass, radiator, textured and coved ceiling.

GARDENS

There is a well enclosed **REAR GARDEN** laid mainly to lawn with two paved patio areas, raised brick built flower bed, outside tap, external power point, two wall mounted stainless steel lights with movement sensor, rear access gate. **FRONT GARDEN** laid mainly to lawn with well stocked flower and shrub borders.



GARAGE

With metal up-and-over door, situated in a compound to the rear of the property (no. 19).

NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

VIEWING: By appointment with James Strong Estate Agents 01903 776677.

COUNCIL TAX BAND (C)