



## The Ridings, East Preston

Freehold

Detached bungalow on the Willowhayne estate. • Three bedrooms (two doubles and a flexible third room) • Spacious lounge/diner opening into a conservatory. • Modern kitchen with dining space and garden access. • Good-sized, well-maintained rear garden. • Driveway and detached garage with WC and storage.

*Cooper Adams*

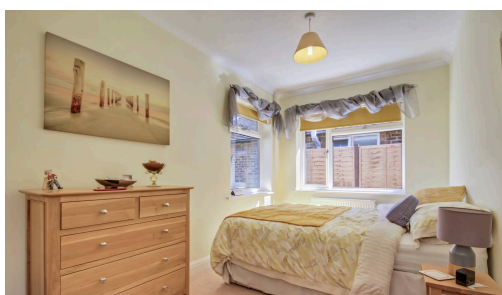
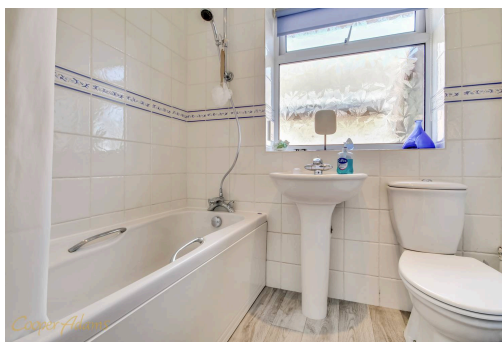
More space than you'd expect, plus a garden that actually delivers. A detached bungalow with a simple, central hallway layout, set on the Willowhayne estate. The main living space is a large lounge diner with doors through to a conservatory overlooking the garden, giving you a proper area to relax or entertain. The kitchen has been updated in a modern style, with space to eat and direct access outside. There are three bedrooms, two comfortable doubles and a third that works well as a single bedroom or study. The bathroom sits off the hall. Outside is where this one stands out. The rear garden is a great size and well kept, not just a strip of grass. To the front there is a driveway leading to a detached garage, which also includes a WC and separate storage area. Neutral décor throughout means you can move straight in, with the option to tweak things over time if you want.

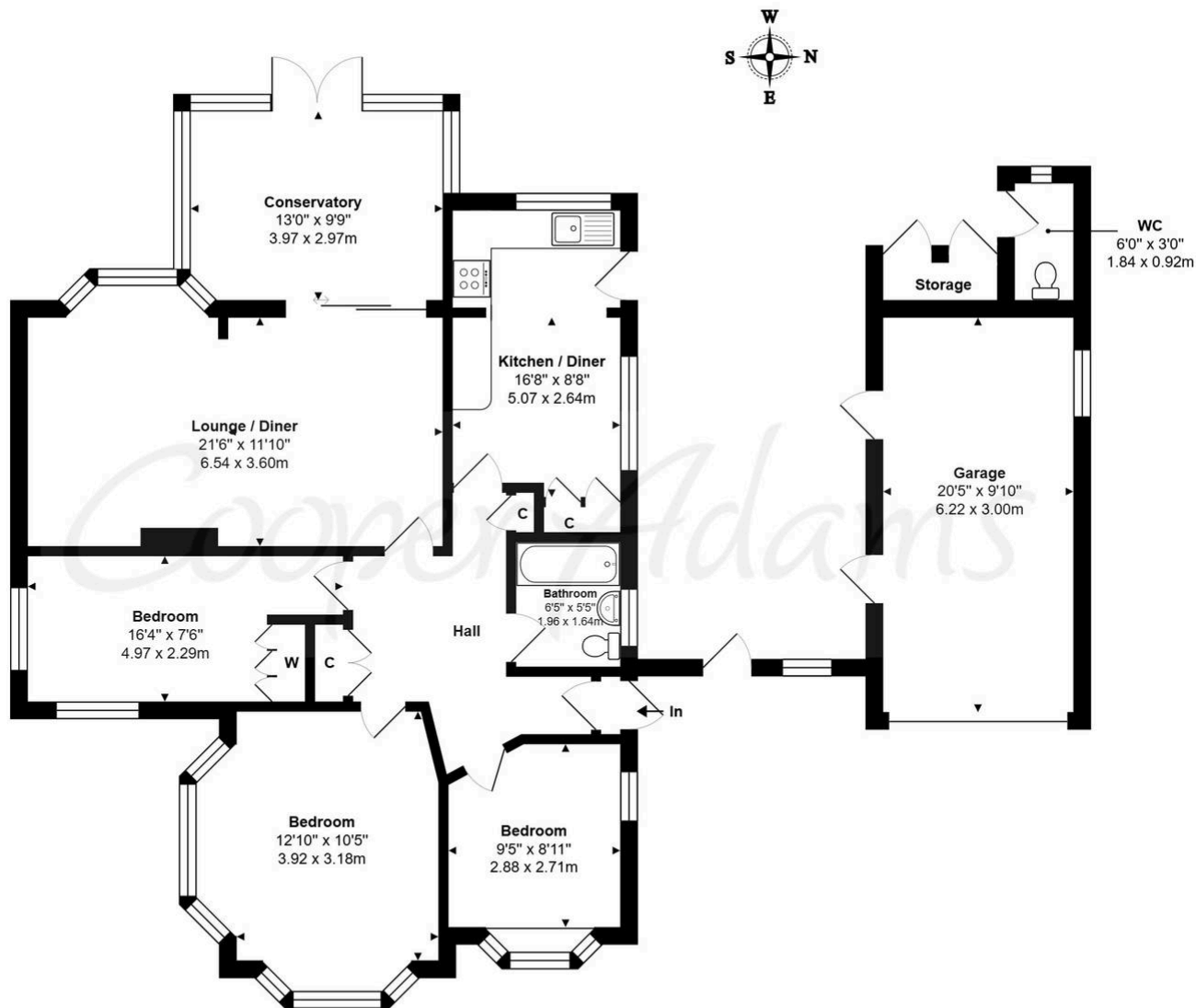
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they



The sought-after Willowhayne marine estate in East Preston, established in the 1930s, provides privacy and security with gated access on summer weekends. A railway station is just over 1/2 mile away, connecting to Brighton, Gatwick, and London. Many amenities are close to hand with the sea, the downs, golf courses and many shops, bars and restaurants.





**The Ridings, East Preston, BN16 2TW**

Total Area: 1326 ft<sup>2</sup> ... 123.2 m<sup>2</sup> (Includes Garage, WC & Storage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone, Reg No: 07127482. VAT No: 982847172.

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