



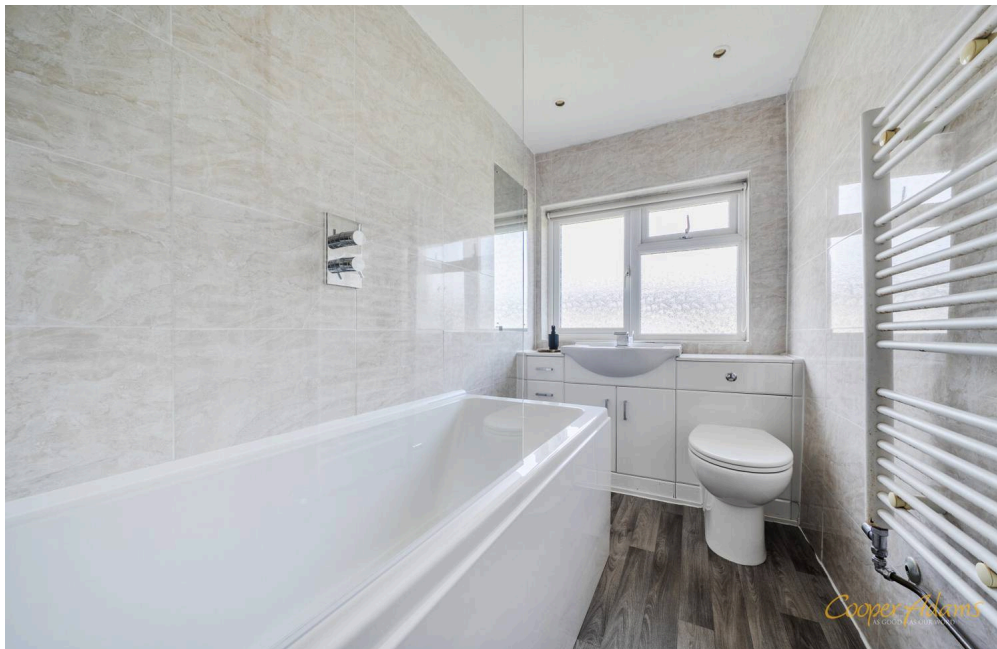
Beaumont Court, Worthing Road, East Preston, BN16

Leasehold

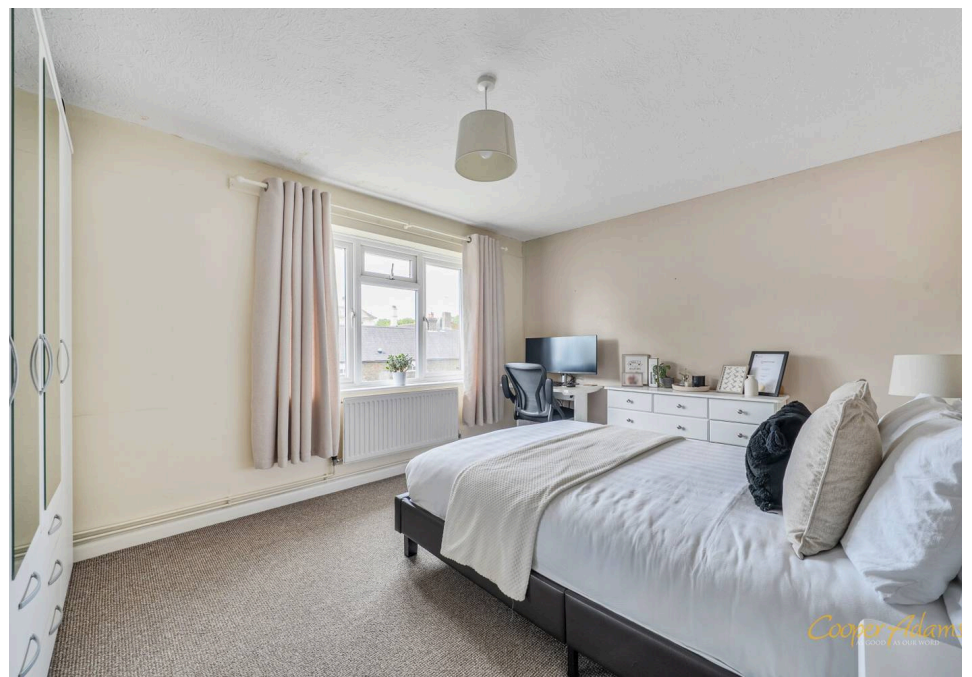
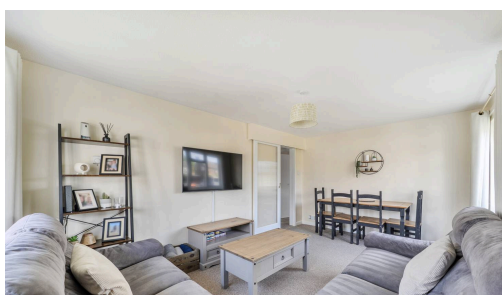
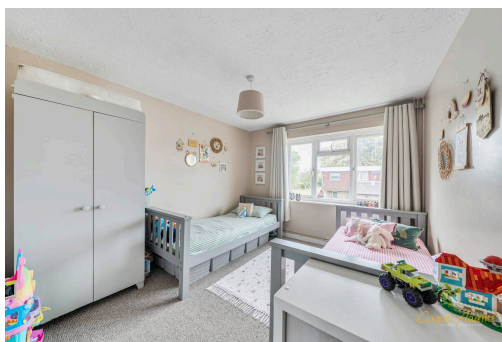
No onward chain, allowing for a straightforward purchase process. Ideal for buyers looking to move quickly or avoid a lengthy chain. • Two well proportioned double bedrooms with space for additional furniture or home working setups. • Spacious dual aspect living room creating plenty of natural light throughout the day. • Recently updated kitchen and bathroom giving the flat a more modern overall feel. • Residents' communal garden along with off street parking available nearby to the building. • Positioned within easy reach of Angmering station, Rustington and East Preston village.

Cooper Adams

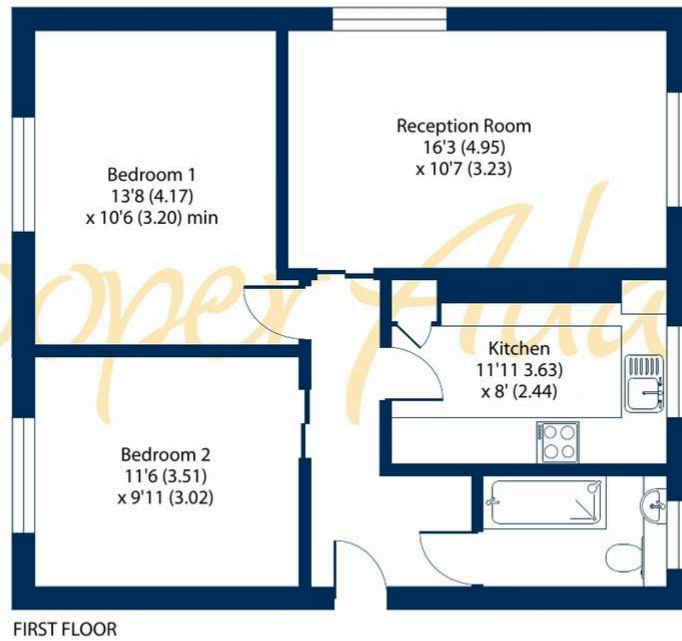
Offered for sale with no onward chain is this two bedroom first floor flat, situated within a convenient position close to Angmering station and within easy reach of both Rustington and East Preston village centres. The property offers bright and practical accommodation throughout, with two particularly generous double bedrooms and a spacious dual aspect living room with plenty of natural light. The kitchen and bathroom have been updated in recent years, creating a clean and modern feel throughout the flat, while the overall condition allows a buyer to move straight in without immediate work required. Externally, residents have use of a communal garden along with off street parking. The building has also benefited from a recently renovated roof, providing reassurance for future maintenance. The location is well placed for access to local shops, transport links and the coast, making it a practical option for both owner occupiers and buy to let investors alike.




East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.



Approximate Area = 664 sq ft / 61.6 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Cooper Adams Estates Limited. REF: 1438162



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