



## Saxon Close, East Preston

Freehold

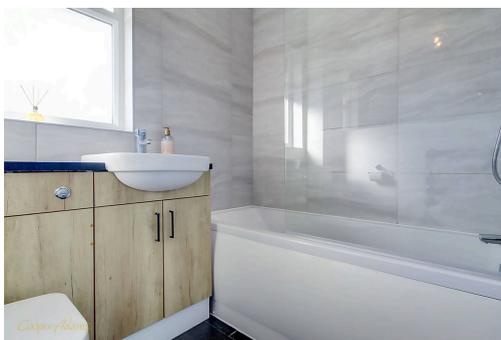
Three-bedroom home with two double bedrooms and a versatile third room. • Located in a quiet residential close in East Preston. • South-facing rear garden providing plenty of sunshine. • Garage available in a nearby compound for convenient parking. • Practical two-floor layout with sitting room, dining room, and kitchen. • Approximately 823 sq. ft (76.46 sq. m) of well-proportioned living space.

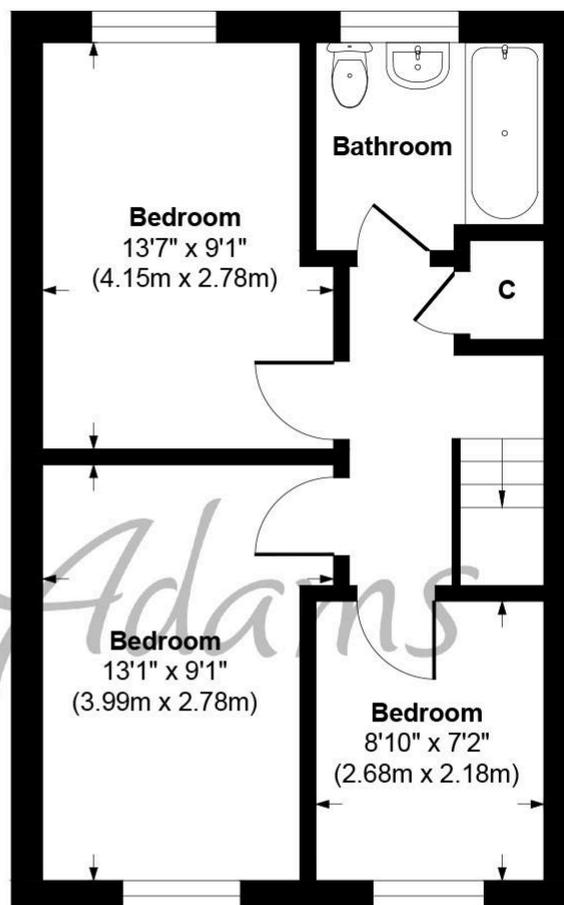
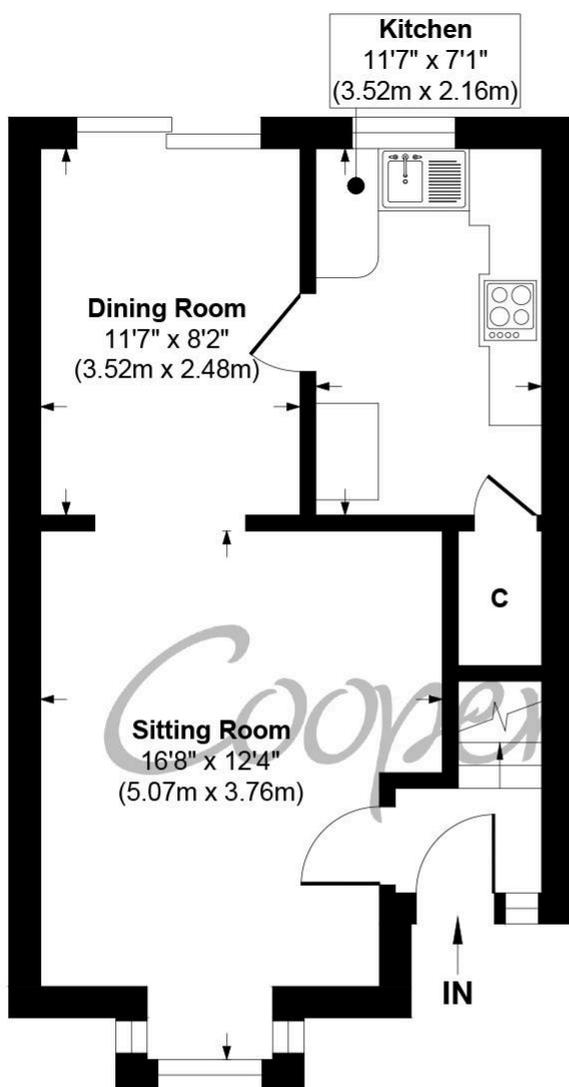
*Cooper Adams*

Situated in a quiet residential close in East Preston, this well-proportioned three-bedroom home offers practical accommodation arranged over two floors, together with a south-facing rear garden and a garage located in a nearby compound. The ground floor is entered via a hallway leading to a spacious sitting room at the front of the property. To the rear, the dining room provides space for family meals and connects to the kitchen, with access out to the garden. Upstairs there are three bedrooms, including two good-sized doubles and a third room that could be used as a single bedroom, nursery or home office. A family bathroom serves all three bedrooms, with additional storage available from the landing. The property offers approximately 823 sq. ft (76.46 sq. m) of accommodation and would suit a range of buyers looking for a home within easy reach of East Preston village and the nearby coast.



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.





**Ground Floor**  
**Approximate Floor Area**  
 408 sq. ft  
 (37.95 sq. m)

**First Floor**  
**Approximate Floor Area**  
 415 sq. ft  
 (38.51 sq. m)

**Saxon Close, East Preston, West Sussex, BN16 1DX**  
**Approx. Gross Internal Floor Area 823 sq. ft / 76.46 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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