



## Copse View, East Preston, BN16

### Leasehold

The property is offered for sale with no onward chain, allowing for a straightforward purchase and the potential for a quicker move.

- Located on the ground floor with its own front door provides easy access and a greater sense of independence compared with many flats.
- A valuable feature of the property is its own private garden, offering outdoor space that is rarely found with flats.
- The property also benefits from a garage located in the compound, providing useful storage or secure parking.
- The property offers a practical layout with comfortable living space and two well-sized bedrooms.
- The property is situated within walking distance of both East Preston and Rustington, offering easy access to a range of shops, cafés and everyday amenities.

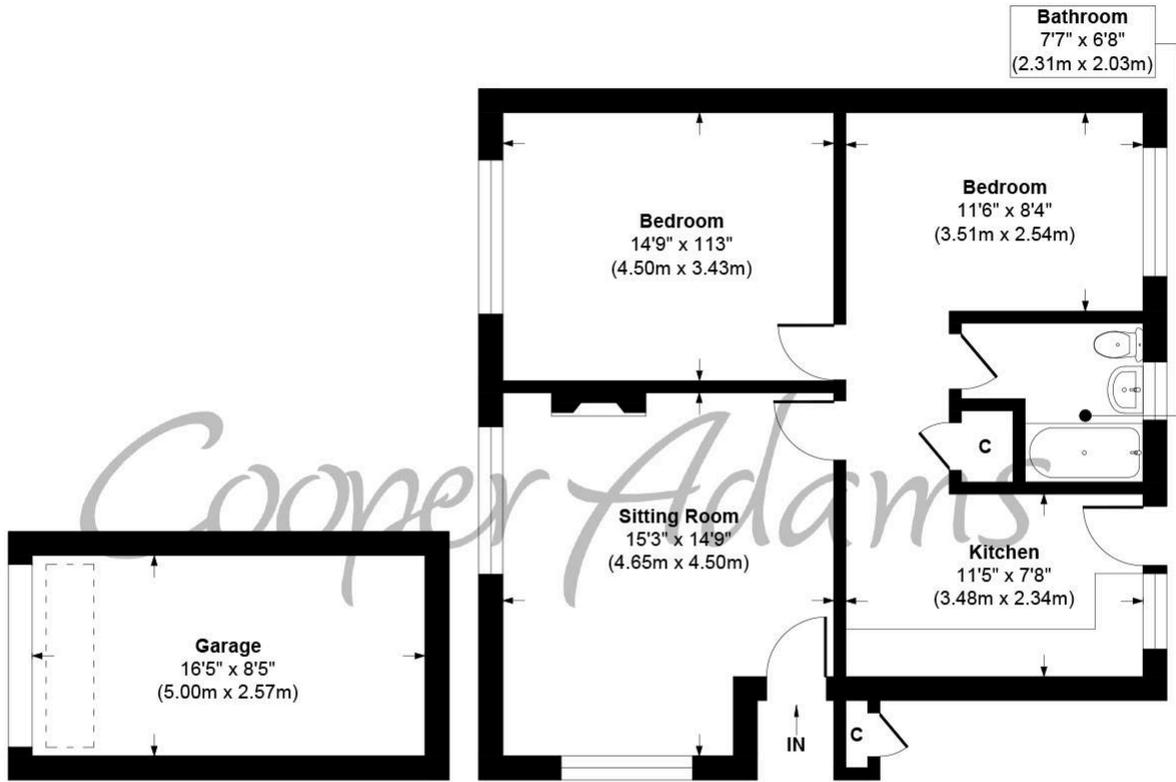
*Cooper Adams*

Offered for sale with no onward chain, this ground floor flat benefits from its own private entrance, private garden and a garage within the compound. The property offers well-proportioned accommodation including two double bedrooms and is presented in reasonable decorative order throughout. Being located on the ground floor, the property is particularly convenient and easily accessible, making it well suited to a range of different buyers. A particular feature is the private entrance, giving the property a greater sense of independence compared with many flats, along with the advantage of its own private garden. The property is situated in East Preston and is within walking distance of both East Preston village and Rustington, with Angmering railway station also nearby providing convenient transport links.



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.





Garage  
Approximate Floor Area  
138 sq. ft  
(12.82 sq. m)

Approximate Floor Area  
665 sq. ft  
(61.78 sq. m)

**Copse View, East Preston, BN16 1AY**  
**Approx. Gross Internal Floor Area 803 sq. ft / 74.60 sq. m**

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