



## Hurst Road, East Preston

Freehold

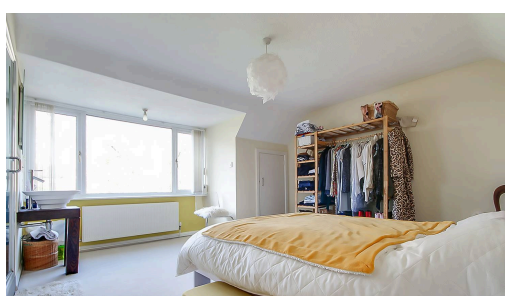
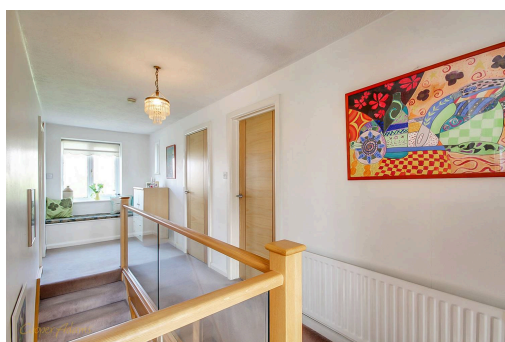
Attractive 1930s detached home set on a desirable private road. • Generous accommodation of approx. 1,709 sq. ft with versatile living space. • Impressive 22ft dual-aspect living room filled with natural light. • Three well-proportioned bedrooms including a spacious principal bedroom. • Separate dining room, study and kitchen/breakfast room ideal for modern family living. • Stunning 100ft+ private rear garden offering excellent space and privacy.

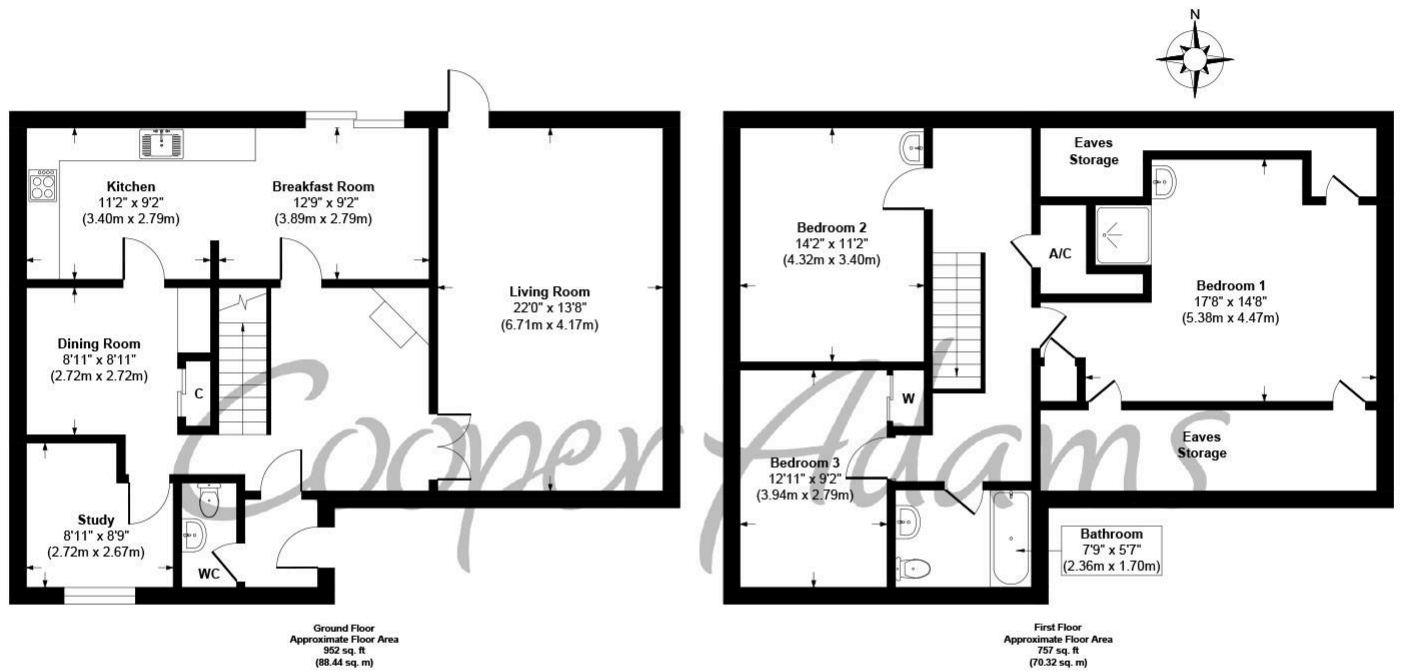
*Cooper Adams*

Tucked away on a sought-after private road, this charming **1930s detached home** offers beautifully proportioned accommodation of around 1,709 sq. ft, blending classic character with excellent space for modern family living. The ground floor features a bright and versatile layout, highlighted by a 22ft dual-aspect living room, a separate dining room, and a study ideal for home working. The kitchen flows into a breakfast room overlooking the garden, creating a practical and sociable heart to the home, alongside a convenient ground floor WC. Upstairs, three generous bedrooms include a spacious principal bedroom, with further double bedrooms and a family bathroom completing the accommodation. Outside, the impressive private rear garden extends over 100ft, providing a peaceful and well-sized outdoor space perfect for family life and entertaining. Full of charm and potential, this substantial home presents a rare opportunity in a highly desirable location.



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.





**Hurst Road, East Preston, West Sussex, BN16 3AP**  
**Approx. Gross Internal Floor Area 1709 sq. ft / 158.76 sq. m**

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

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