



6 Nursery Close, East Preston, BN16 1QD

Guide Price £750,000



This impressive detached house offers spacious and stylish living just moments from the beach and village amenities. Beautifully extended and thoughtfully designed, the property features three bedrooms, two bathrooms, a spacious open-plan living/dining/snug area and good sized living room. Nestled in a quiet cul-de-sac on a sought-after private road with secluded rear garden, garage and ample off road parking.



# Key Features

- Detached House
- Three Bedrooms
- Open Plan Kitchen/Diner/Snug
- Spacious Living Room
- Two Bathrooms
- Extended & Well Presented
- Close To East Preston Beach
- Garage
- Ample Off Road Parking
- Cul-de-Sac Position



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Step into the spacious and welcoming entrance hall, where beautiful block parquet flooring and multiple storage cupboards set the tone for the rest of this charming home. From here, you're drawn into the west-facing living room, bathed in natural light thanks to its dual-aspect windows. The same exquisite parquet flooring continues underfoot, complemented by a characterful fireplace that adds a cosy focal point.

To the rear, the heart of the home awaits—a spectacular open-plan kitchen, dining and snug area, thoughtfully extended to maximise both space and light. Two overhead roof lights and wide bi-folding doors invite the outside in, creating a seamless connection to the tranquil garden. The kitchen itself is a chef's delight, featuring ample cabinetry, sleek integrated appliances, a 5-ring hob with extractor, and space for an American-style fridge/freezer. A generous central island with bar seating offers the perfect place to gather, while the open layout accommodates both formal dining and relaxed seating, ideal for entertaining or family life.

The ground floor is completed by a stylish, contemporary bathroom and a separate WC for added convenience.

Upstairs, you'll find three bedrooms. Two are doubles with built-in wardrobes and expansive eaves storage, while the main bedroom is a true retreat, opening via French doors onto a private balcony overlooking the Angmering-on-Sea Tennis Club—an idyllic spot for your morning coffee. A modern shower room with WC completes the first-floor accommodation.

## EXTERNAL

Tucked away on a peaceful private road in the heart of East Preston, the rear garden of this delightful home offers a secluded sanctuary. Designed for both relaxation and entertaining, it features a paved patio area, an immaculate lawn framed by mature shrubs, and a charming summer house that's ideal for hobbies or quiet escapes. The garden also benefits from direct access to the detached garage. Gated side access leads to the front, where a large driveway offers generous off-road parking for multiple vehicles.

## SITUATED

Ideally located in a prime position just a short stroll from the beach, this home sits in a Cul-de-Sac on a private road. The village is renowned for its friendly community, coastal charm, and excellent transport links. Angmering mainline station is within walking distance, offering direct connections to London Victoria, Brighton, Portsmouth, and Southampton—ideal for commuters and weekenders alike.

Gatwick Airport is just 40 miles away, ensuring easy international travel. Closer to home, East Preston village offers a delightful array of amenities, including two popular pubs, The Seaview Hotel & Restaurant, welcoming cafés, a mini-mart, and more. The vibrant village green plays host to seasonal events throughout the year, including a much-loved dog show. Local bus routes provide seamless access to neighbouring Rustington, Worthing, and the wider West Sussex coastline.





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            | 55                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Property Details:

Floor area (as quoted by EPC: 117 square metres)

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.