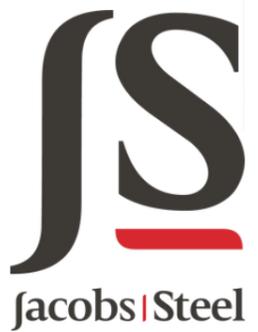




Normandy Lane, East Preston, Littlehampton, BN16 1LZ

Offers Over £600,000





We are delighted to offer this charming detached cottage, boasting three bedrooms and deceptively spacious accommodation throughout. Ideally situated on a highly sought-after road leading down to the seafront and the southern end of the village green with its array of popular amenities this property also benefits from a generous rear garden. Offered to the market with no onward chain, this is an excellent opportunity not to be missed.



## Key Features

- Detached Cottage
- Three Bedrooms
- Ground Floor Bathroom
- Kitchen
- Dual Aspect Lounge
- Off Road Parking
- Garage
- Secluded Private Rear Garden
- 350 Yards To The Seafront
- Very Close To Local Shopping Facilities



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

The front door opens into a welcoming entrance hall, providing access to an understairs cupboard, all ground floor rooms, and stairs leading to the first floor. At the front of the property is a bright and spacious dual-aspect lounge, featuring a charming fireplace and views over the front garden. The kitchen is fitted with a range of wall and base units, a sink with drainer, space for a cooker, access to a walk-in larder, and a door leading to the utility room. The utility area offers space and plumbing for a fridge/freezer, washing machine, and tumble dryer, along with a door opening onto the rear garden. Also on the ground floor is an additional bedroom, currently used as a dining room, which includes direct access to the rear garden. Upstairs, the landing provides access to a WC and an airing cupboard, along with doors leading to two well-proportioned bedrooms. Both bedrooms benefit from built-in wardrobes, while the rear bedroom also offers access to useful eaves storage, boarded with lighting. All windows are triple glazed and installed 3 years ago, there is a new boiler and updated electrics.

### EXTERNAL

To the front of the property is a beautifully landscaped garden, mainly laid to lawn with well-stocked floral borders. A driveway provides off-road parking and leads to the garage, which is fitted with an electric roller up-and-over door. The rear garden features a well-maintained lawn, a spacious patio area ideal for outdoor dining, attractive flower borders, and a charming pergola. There is also convenient access to the garage from the garden.

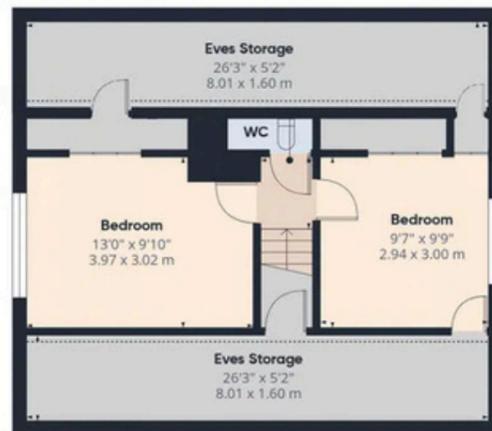
### SITUATED

In the heart of East Preston, this property enjoys a prime location on a sought-after road just 350 yards from the seafront. East Preston is a desirable coastal village known for its strong community spirit and excellent transport links. Angmering mainline station is within walking distance, providing direct services to London Victoria, Brighton, Portsmouth, and Southampton. Gatwick Airport, just 40 miles away, ensures effortless national and international travel. The village itself offers a delightful mix of local amenities, including two pubs, Indian and Chinese restaurants, a fish and chip shop, a micro pub, two cafés, a mini-mart, a library, and a veterinary practice. The village green hosts a variety of events throughout the year, including a charming dog show. Local bus routes provide seamless connections along the coast to the larger towns of Rustington and Worthing.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1161 ft<sup>2</sup>  
107.8 m<sup>2</sup>

Reduced headroom

115 ft<sup>2</sup>  
10.7 m<sup>2</sup>

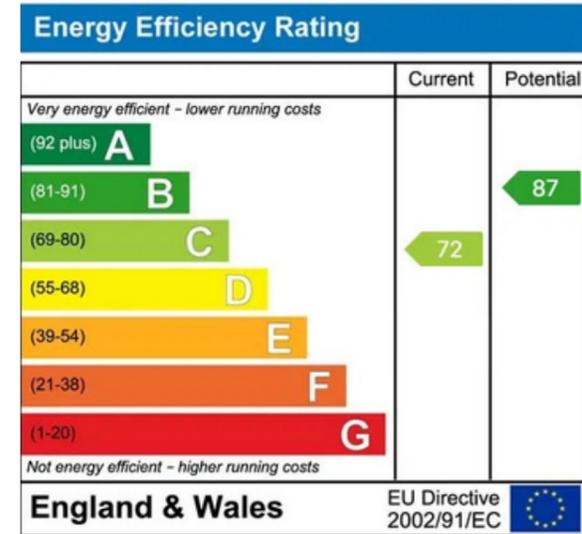
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 74 sqm)

Tenure: Freehold

Council tax band: D

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.