



Vermont Way, East Preston, Littlehampton, BN16 1JX
Asking Price of £500,000



We are delighted to present this detached bungalow, ideally positioned in a tranquil setting just a short stroll from the heart of the village.

The property boasts two spacious double bedrooms, a generously sized lounge with a charming bay-fronted window, a well-appointed kitchen, a modern shower room, and a separate WC. Outside, the home enjoys a secluded rear garden, off-road parking, and a detached garage, making it a perfect blend of comfort and convenience. CHAIN FREE



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Bay Fronted Lounge
- Kitchen
- Shower Room & Seperate WC
- Rear Garden with Summer House
- Detached Garage
- Off Road Parking
- Chain Free
- 0.2 Miles From Local Shopping Facilities



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all rooms and storage cupboard. The property offers two double bedrooms with the primary bedroom located to the front with a bay fronted window and fitted wardrobes. The second bedroom overlooks the rear garden and also benefits from ample built in wardrobes. The lounge can be found to the front of the property featuring a west facing bay fronted window, fire surround and gas fireplace. The fitted kitchen features wall and base units, built in oven, gas hob, space for fridge/ freezer, space for washing machine, 1 1/2 bowl sink, drainer and door leading out to the rear garden. The bungalow offers a shower room with walk in shower, glass shower screen, wash hand basin and access to the airing cupboard. The WC is located just next door to the shower room.

EXTERNAL

To the front of the property, a spacious driveway provides ample off-road parking and leads to a detached garage, which benefits from an electric roller up-and-over door. The front garden features a well-maintained lawn area bordered by established shrubs, adding to the home's curb appeal. The rear garden is mainly laid to lawn, complemented by attractive floral and shrub borders, a striking palm tree, a summer house, and a timber shed. A convenient door also offers direct access into the side of the garage.

SITUATED

The bungalow is ideally located on Vermont Way, just a short walk from East Preston Village, which offers a variety of local shops and amenities only 0.2 miles away. East Preston Seafront is also within easy walking distance, just 0.6 miles from the property, offering a scenic route with a selection of local restaurants and pubs along the way.





Approximate total area⁽¹⁾
889.32 ft²
82.62 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 86 sqm)

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.

