

# 3 bedroom house for sale (249,950 GBP)



Location **South East, West Sussex**  
<https://www.freeadsz.co.uk/x-254373-z>

Tenure: Freehold Alexander Philips are pleased to have for sale this end of terraced house which is set adjacent to East Preston railway crossing and within a quarter of a mile to charming East Preston Village and seafront. The property benefits from two double bedrooms and one single bedroom, newly refurbished kitchen and bathroom plus lounge dining room and south west facing garden.

**ENTRANCE HALLWAY**

Enter hallway via double glazed door, window to side and radiator.

**LOUNGE AREA** 3.84m (12'7) x 3.56m (11'8)

Double glazed window to front, radiator and wood style flooring.

**DINING AREA** 2.79m (9'2) x 2.51m (8'3)

Double glazed doors to garden and large radiator.

**KITCHEN** 2.69m (8'10) x 2.44m (8')

Enter via opening from lounge and comprises a range of modern fitted wall and floor units with square edge work surface. Inset sink unit, electric hob and oven with extractor over. Space for fridge/freezer and washing machine. Double glazed windows and cupboard housing combination boiler. Tiled splashback.

**FIRST FLOOR LANDING**

Ceiling hatch giving access to loft

**MASTER BEDROOM** 3.35m (11') x 3.05m (10')

Double glazed window to front and radiator under.

**BEDROOM TWO** 3.35m (11') x 2.44m (8')

Double glazed window and radiator.

**BEDROOM THREE** 2.44m (8') x 1.57m (5'2)

Double glazed window and radiator.

**BATHROOM** 2.79m (9'2) x 1.57m (5'2)

White style with pink Porcelain tiles with glass shower screen and mixer

**REAR GARDEN**

Mainly laid to lawn with some patio area and extra garden space to side which could be a driveway with the relevant (permission and dropped).

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