



66a Downs Way, East Preston BN16 1AE
£389,950 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Spacious Semi Detached Bungalow**
- **Private South Facing Rear Garden**
- **Viewing Strongly Recommended**
- **En Suite Shower & Main Bathroom**
- **Stunning Conservatory**
- **Gas CH & Double Glazing**
- **Excellent Decorative Order**
- **Parking Area & Garage**
- **EPC Rating: - 'C'**

Rarely do we see such a lovely bungalow which quite simply has everything! The property is a modern, immaculately presented semi detached bungalow built as one of a pair set back from the road in Downs Way, accessed down a long drive. The bungalow occupies a secluded plot and enjoys delightful views onto the south facing rear garden which measures in excess of 90' deep x 38' wide.

In brief the accommodation comprises: - entrance hall with built in storage cupboards, lounge, magnificent conservatory which was erected in 2012 with self cleaning glass roof; modern fitted kitchen, master bedroom with fitted wardrobes and en suite shower room/WC; two further bedrooms and main bath/shower room/WC.

Outside there is a long drive that leads to a private parking area and a garage which has power and light. As previously mentioned the rear garden is a real feature and has a patio area that extends to lawns and a good size vegetable plot.

We would strongly recommend internal viewing to be able to fully appreciate all the qualities of this lovely bungalow.

The property is set back from the road in Downs Way which runs between Station Road and the junction of Worthing Road and Old Worthing Road.





ENTRANCE HALL

LOUNGE

14' x 11' 5" (4.27m x 3.48m)

KITCHEN

13' 5" x 10' (4.09m x 3.05m)

CONSERVATORY

26' 10" x 12' 9" (8.18m x 3.89m)
max

BEDROOM 1

13' 5" x 9' 10" (4.09m x 3m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

11' 5" x 9' 10" (3.48m x 3m)

BEDROOM 3

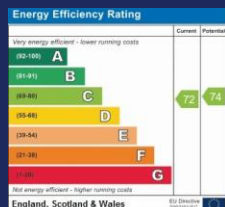
9' 10" x 8' (3m x 2.44m)

BATH/SHOWER ROOM

FEATURE SOUTH REAR GARDEN

OFF ROAD PARKING

GARAGE



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