



2 Clarence Drive, East Preston BN16 1EH
£415,000 Freehold

HAWKE &
METCALFE 
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- Detached Chalet Style Property
- Spacious & Versatile Accommodation
- 3 Bedrooms & 2 Reception Rooms
- Requires Refurbishing
- No Onward Chain
- Private Drive & Garage
- Large Gardens
- Council Tax Band - 'E'
- EPC Rating: - 'D'

A particularly spacious detached chalet style property which offers flexible and versatile accommodation, set within good size gardens on a corner plot.

In brief the accommodation comprises: - front porch, entrance hall, bay fronted lounge, double aspect dining room with sliding doors to the conservatory, kitchen, large ground floor bath/shower room & WC; study, ground floor third bedroom, two further first floor bedrooms and a shower room/WC.

Outside the property occupies a good size corner plot and has a private drive to an integral garage. The rear garden measures approximately 75 deep x 60 wide.

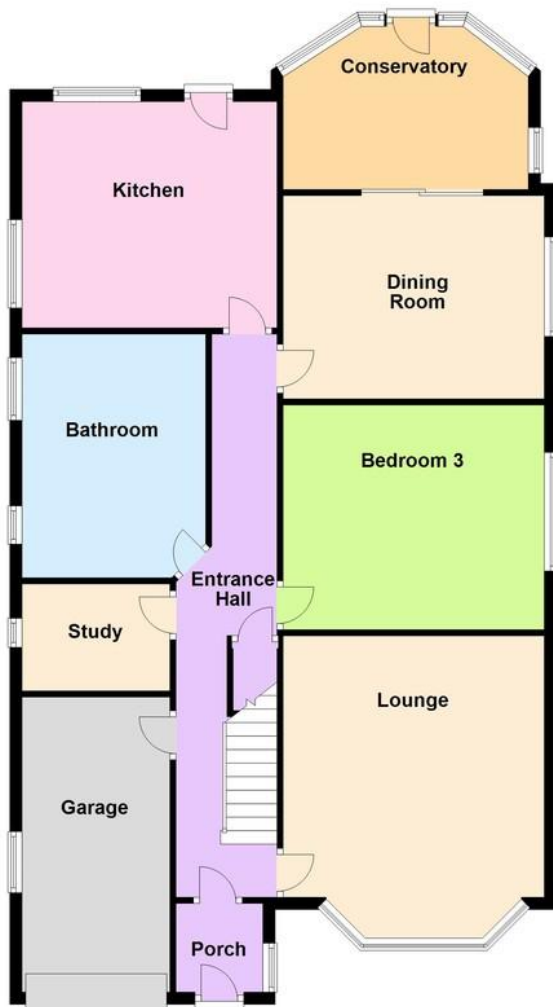
The property requires modernising and refurbishing throughout giving a new owner the scope to do the improvements to their own style and taste.

The property is on the corner of Clarence Drive and Worthing Road, a popular residential area to the north of East Preston centre and shops. There is easy access to bus routes and Angmering station is also close by.



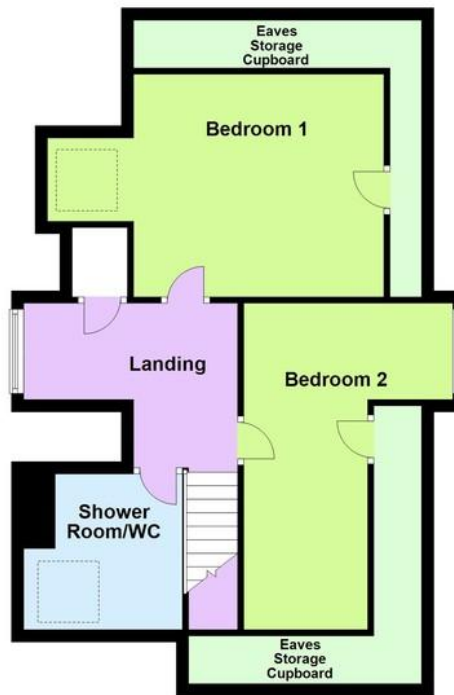
Ground Floor

Approx. 121.7 sq. metres (1310.1 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.8 sq. feet)



Total area: approx. 183.7 sq. metres (1976.8 sq. feet)

PORCH

ENTRANCE HALL

LOUNGE

16' 2" x 13' 6" (4.93m x 4.11m)

DINING ROOM

14' 1" x 11' (4.29m x 3.35m)

CONSERVATORY

13' 10" x 9' 1" (4.22m x 2.77m)

KITCHEN

13' 8" x 12' 1" (4.17m x 3.68m)

STUDY

8' x 5' 8" (2.44m x 1.73m)

G/F BATH/SHOWER ROOM & WC

G/F BEDROOM 3

14' 1" x 12' (4.29m x 3.66m)

BEDROOM 1

13' 5" x 12' (4.09m x 3.66m)
min

BEDROOM 2

17' 6" x 11' 2" (5.33m x 3.4m)
max

SHOWER ROOM/WC

PRIVATE DRIVE

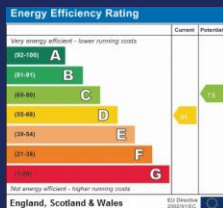
GARAGE

15' 10" x 8' (4.83m x 2.44m)

REAR GARDEN

75' x 60' (22.86m x 18.29m)
approx

SIDE & FRONT GARDEN



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