



49 The Roystons, East Preston BN16 2TS  
**£795,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Detached Chalet Bungalow**
- **Private Willowhayne Estate**
- **3 Bedrooms & 2 Reception Rooms**
- **Good Size Established Gardens**
- **Large Conservatory**
- **En Suite Shower Room & Main Bathroom/WC**
- **Private Drive to Garage**
- **Council Tax Band 'E'**
- **EPC Rating: - 'C'**

A spacious and versatile detached chalet style bungalow pleasantly situated within the private Willowhayne Estate. The property occupies a good size plot with established gardens and a large private in and out driveway which provides off road parking for several vehicles and accesses the attached long garage.

The current owners have plans drawn up with planning permission to extend the current accommodation. Full details available on request.

In brief the accommodation comprises: - spacious entrance hall, bay fronted lounge, dining room, kitchen, small utility room, conservatory, two ground floor bedrooms and bath/shower room/WC; first floor bedroom with en suite shower room/WC.

Features include gas central heating, multi fuel burning stove in the lounge and excellent decorative order throughout.

We would strongly recommend viewing this lovely property to be able to fully appreciate the accommodation, location and delightful gardens.

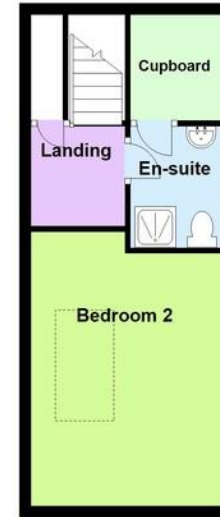
The property is within the private Willowhayne Estate in East Preston. The Roystons is best accessed from The Ridings, in through from Sea Lane. Number 49 is then at the end of a small cul-de-sac on the far left.

Estate Charge - £350 per annum





**First Floor**  
Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 156.3 sq. metres (1682.0 sq. feet)

**ENTRANCE HALL**

**LOUNGE**

15' 8" x 11' 10" (4.78m x 3.61m)

**DINING ROOM**

13' 7" x 11' (4.14m x 3.35m)

**KITCHEN**

11' 10" x 10' 11" (3.61m x 3.33m)

**CONSERVATORY**

24' 2" x 10' 8" (7.37m x 3.25m)

**GROUND FLOOR BEDROOM 1**

15' x 11' (4.57m x 3.35m)

**GROUND FLOOR BEDROOM 3**

11' x 8' 1" (3.35m x 2.46m)

**BATHROOM/WC**

**FIRST FLOOR BEDROOM 2**

15' 4" x 10' 9" (4.67m x 3.28m)  
max

**EN SUITE SHOWER ROOM/WC**

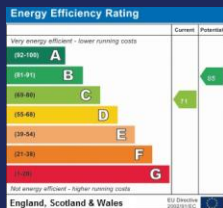
**FRONT GARDEN**

**LARGE IN & OUT DRIVEWAY**

**GARAGE**

21' 4" x 8' 3" (6.5m x 2.51m)

**FEATURE ESTABLISHED REAR GARDEN**



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