



Blakeney, The Street, East Preston BN16 1HZ  
**£525,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Link Detached Bungalow
- 2 Double Bedrooms
- Stunning Conservatory
- Potential for 3rd Bedroom
- Energy Efficient Solar Panels
- Private Drive & Garage
- Delightful West Facing Rear Garden
- Council Tax Band 'E'
- EPC Rating - 'B'

A detached bungalow in East Preston with an array of stunning features which include: - owned solar panels, feature large conservatory, very pretty easy to manage rear garden which backs onto Langmead Recreation Ground; gas central heating, double glazing, internal and external easy access for a wheelchair or mobility scooter, modern refitted kitchen and bathroom and NO ONWARD CHAIN.

The accommodation in brief comprises: - entrance hall, lounge, office/dining room/bedroom three, modern kitchen with some built in appliances, two bedrooms, refitted modern bathroom/WC and a feature 22' x 12'1 conservatory. Outside there is a large wide private drive that provides off road parking and accesses the attached garage.

The solar panels were installed approximately 4/5 years ago and are owned, and not leased by the property, as would often be the case. The current owners have advised us that their energy bills are very low and they currently receive a 're-charge' income from energy sold back to the grid. There is also a useful 'house battery' to store electric produced from the panels.

Blakeney is set back from The Street in East Preston which in turn runs between the Worthing Road and Fairlands. East Preston shops and other amenities are close by in Sea Road.



Approx. 112.5 sq. metres (1211.0 sq. feet)



Total area: approx. 112.5 sq. metres (1211.0 sq. feet)

## ENTRANCE HALL

## LOUNGE

16' 2" x 13' (4.93m x 3.96m)

## CONSERVATORY

22' x 12' 1" (6.71m x 3.68m)

## KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m)

## OFFICE/DINING ROOM/BED 3

10' 8" x 7' 10" (3.25m x 2.39m)

## BEDROOM 1

14' 6" x 12' 6" (4.42m x 3.81m)

## BEDROOM 2

9' 6" x 9' (2.9m x 2.74m)

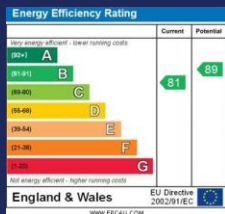
## BATHROOM/WC

## WIDE LARGE PRIVATE DRIVE

## GARAGE

15' 9" x 8' 3" (4.8m x 2.51m)

## WEST FACING REAR GARDEN



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