



NORMANDY DRIVE, LITTLEHAMPTON, WEST SUSSEX, BN16
£699,950 FREEHOLD

Winkworth



Winkworth offers the opportunity to acquire this quite superb three-bedroom detached bungalow in the heart of East Preston. Impeccably presented both inside and out with contemporary interiors this fine home offers spacious lateral living. Wood floor features to the majority of the property with the bathrooms having ceramic tiling. Modern plantation shutters are fitted to the principal rooms complementing the overall style of the home.

Our floor plan shows the layout and room dimensions to include a fantastic garden workshop which offers further potential. Internally the property offers two double bedrooms with built-in storage and a fabulous en suite shower room for the larger. A good-size single bedroom. A modern family bathroom with a white suite comprising a bath with shower screen, WC and basin. The sitting room is beautifully proportioned with a deep bay window and a warming wood burner within the chimney having cabinetry on either side. To the rear is a modern kitchen diner with a range of contemporary wall and base units incorporating appliances and a central island. The dining area offers ample room for the largest of families to congregate with the ability to open out through a wide span of bi-fold doors to a rear terrace. The utility room is super spacious and works well as a separate access to the property with doors to the front of the house and the garden. Those with a dog will find this space particularly useful acting as a boot room with lots of storage and worktop space with an inset sink. A spacious loft is accessed from the hallway and offers further potential to be converted if you required extra bedrooms.

Externally this home excels. To the front is a lawned garden with a driveway for two. A five-bar gate opens to provide extra space or a secure area for storage. The garden is a generous garden which is immaculate in its presentation. There is a large terrace to the immediate rear of the property for alfresco dining. Fence enclosed the borders are stacked with established ornamental planting with a central tended lawn. At the far end, there is a fabulous workshop which has power, light, water and underfloor heating, this would be an ideal place to work from with a little tweaking or as extra accommodation. Beyond this is a sheltered work area with further power points and a workbench. We are informed that the previous owner had cherished vintage motorcycles which he coveted and used the workshop for storage.



Normandy Drive is ideally placed for transport with the local Angmering mainline station serving London Victoria, Brighton, Portsmouth and Southampton under a mile away. Gatwick Airport is about 40 miles away from East Preston. The local bus routes include the popular '700' Coastliner from Portsmouth to Brighton with Worthing on the way. Local amenities include a parade of local shops within 500 yards comprising cafes, bars, restaurants, a dentist, newsagents, a supermarket and more. Further larger shopping facilities are within easy reach at Rustington and Worthing with the larger cities of Chichester and Brighton accessible. East Preston's beach is a short level stroll away and is the perfect place to relax, walk the dog and just breathe in the sea air.

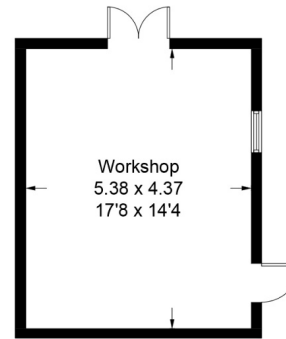


20, Normandy Drive, BN16 1LU

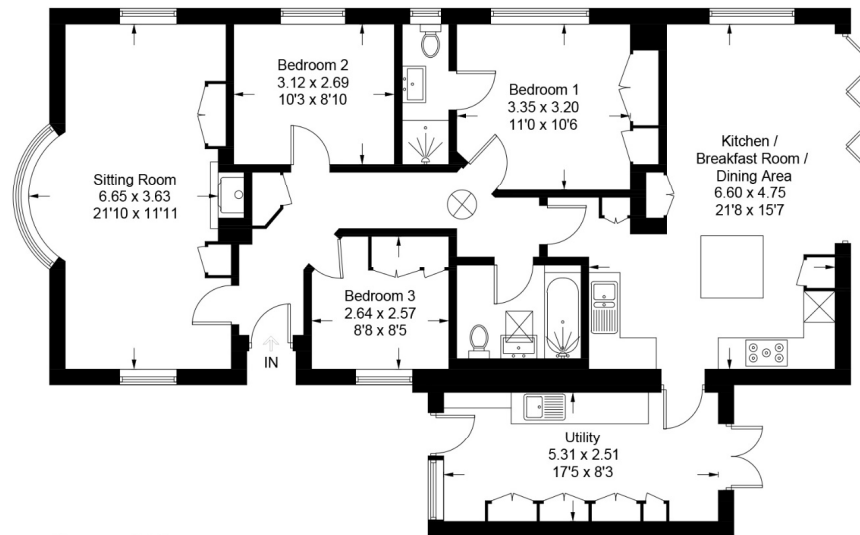
Approximate Gross Internal Area = 115.7 sq m / 1245 sq ft

Workshop = 23.5 sq m / 253 sq ft

Total = 139.2 sq m / 1498 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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