



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Lavinia Way, East  
Preston, West Sussex,  
BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- This great size property is well presented throughout
- Lovely fitted kitchen & bathroom
- Located in the sought after Village of East Preston
- Walking distance to shops & restaurants
- Short stroll to beach & greensward

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 22'2 x 12'2 (6.76m x 3.71m)

Kitchen: 12'3 x 8'3 (3.74m x 2.52m)

Bedroom 1: 12'5 x 10'5 (3.79m x 3.18m)

Bedroom 2: 8'9 x 7'5 (2.67m x 2.26m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

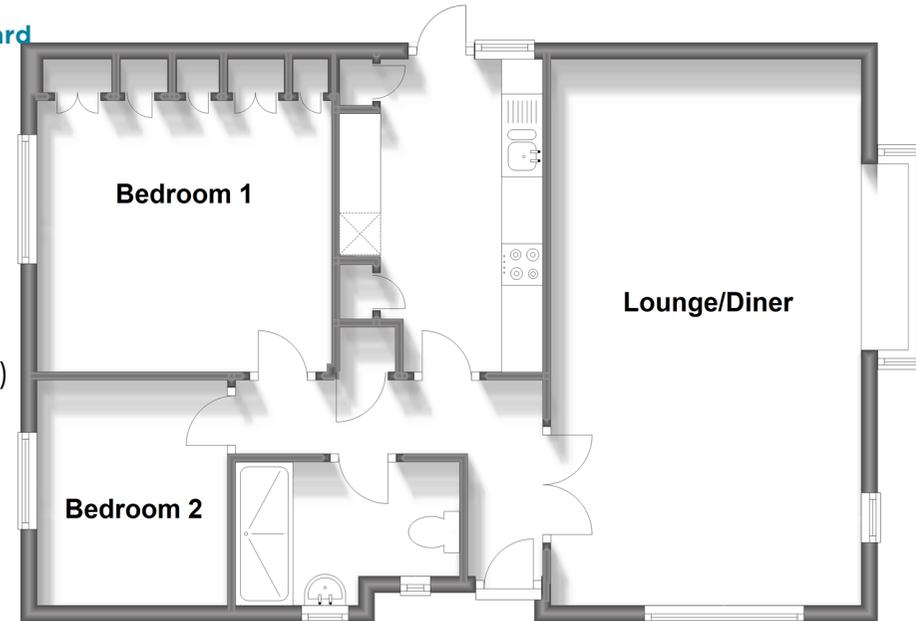
Garage

Driveway

Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 65.9 sq. metres (709.2 sq. feet)



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