



**Price**  
**£365,000**

**Freehold**

3x  1x  2x 

**Arlington Crescent, East  
Preston, West Sussex,  
BN16**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Light and spacious family home in sought after seaside village
- Walking distance to good schools and mainline train station
- Lovely village with restaurants and amenities
- Short distance to seafront
- Integral garage & ample parking

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hallway  
 Lounge: 13'6 up to chimney breast x 13'0 (4.12m x 3.97m)  
 Dining Area: 24'1 x 9'4 (7.35m x 2.85m)  
 Sitting Area  
 Kitchen: 15'6 x 10'0 (4.73m x 3.05m)

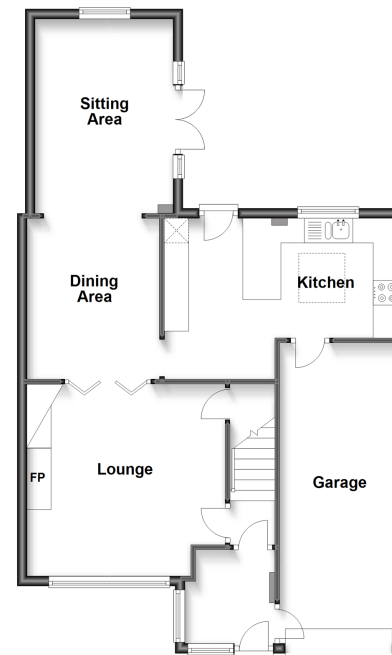
### FIRST FLOOR

Landing  
 Bedroom 1: 13'6 x 10'2 (4.12m x 3.10m)  
 Bedroom 2: 11'0 x 10'0 (3.36m x 3.05m)  
 Bedroom 3: 10'2 x 6'8 (3.10m x 2.03m)  
 Bathroom

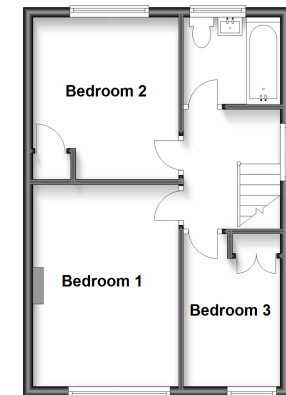
### OUTSIDE

Front Garden  
 Rear Garden  
 Integral Garage  
 Driveway

**Ground Floor**  
 Approx. 73.1 sq. metres (786.7 sq. feet)



**First Floor**  
 Approx. 38.4 sq. metres (413.0 sq. feet)



**Call Rustington - 01903 775576 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



23707759/20230511/OS/JS