



Roundstone Crescent, East Preston, BN16 1DQ

Asking Price £275,000

This well presented ground floor apartment offers spacious and practical accommodation, making it an ideal first-time purchase or rental investment. The property features two comfortable double bedrooms along with a bright and welcoming living area that provides a pleasant space to relax or entertain.

Externally, the home benefits from a south-facing rear garden which has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, perfect for enjoying the sun. The driveway has also been recently improved, providing convenient and well-presented off-road parking.

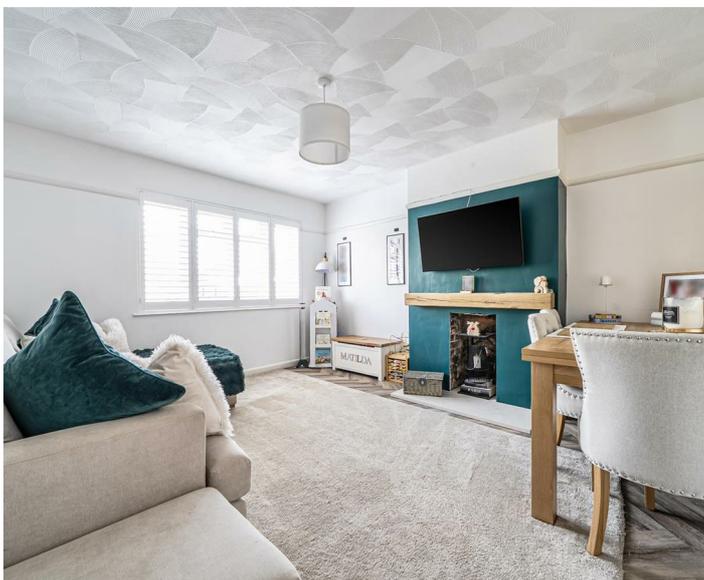
Positioned in a convenient location, the property is less than a mile from local shops and amenities, while Angmering railway station is approximately half a mile away, offering excellent transport links. Well regarded



Council Tax Band: B

- Ground floor apartment with spacious layout
- Bright and comfortable living space
- Recently improved private driveway parking
- Strong potential rental investment property
- Close to Angmering railway station

- Two well proportioned double bedrooms
- Landscaped south facing rear garden
- Ideal first time buyer opportunity
- Walking distance to local schools
- Convenient access to shops and amenities



East Preston, a delightful coastal village near Littlehampton, effortlessly combines seaside appeal with a strong sense of community. Its scenic beachfront offers panoramic views of the English Channel, while its housing includes a mix of traditional cottages and contemporary homes. The village features independent shops, pubs and cafes, fostering a welcoming and friendly atmosphere. Proximity to both the South Downs National Park and the coast makes East Preston a popular choice for those seeking a well-balanced lifestyle in a beautiful setting.



EPC Rating:

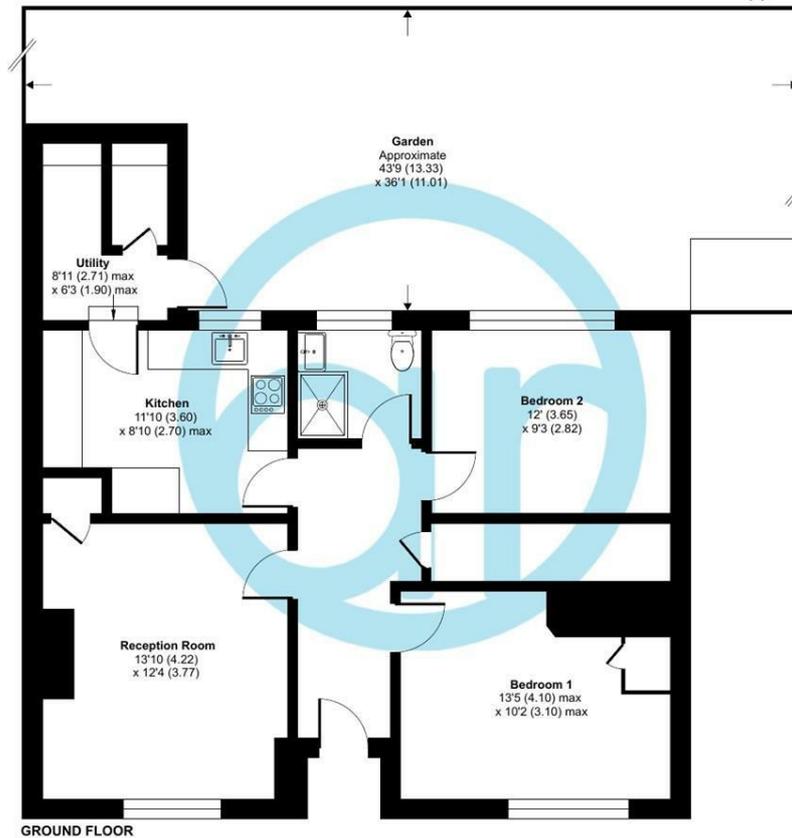
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Roundstone Crescent, East Preston, Littlehampton, BN16

Approximate Area = 775 sq ft / 71.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Aspire Residential Real Estate. REF: 1425509

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