



## 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.

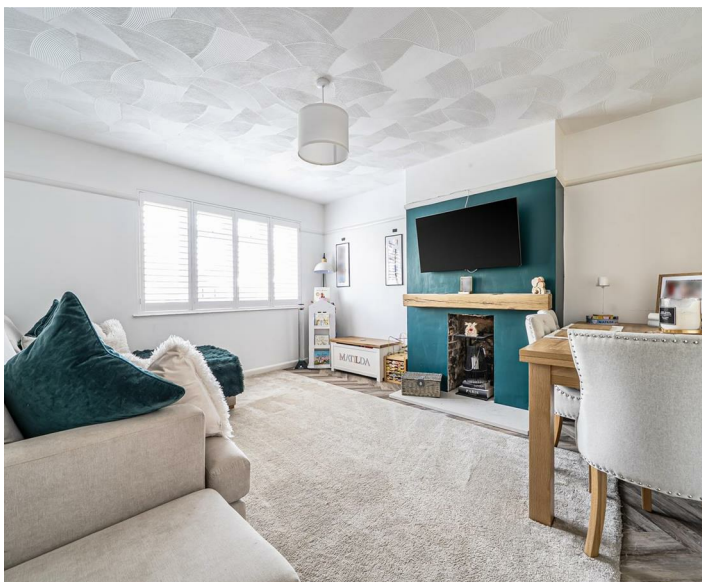
Positioned in a convenient location, the property is less than a mile from local shops and amenities, while Angmering railway station is approximately half a mile away, offering excellent transport links. Well regarded



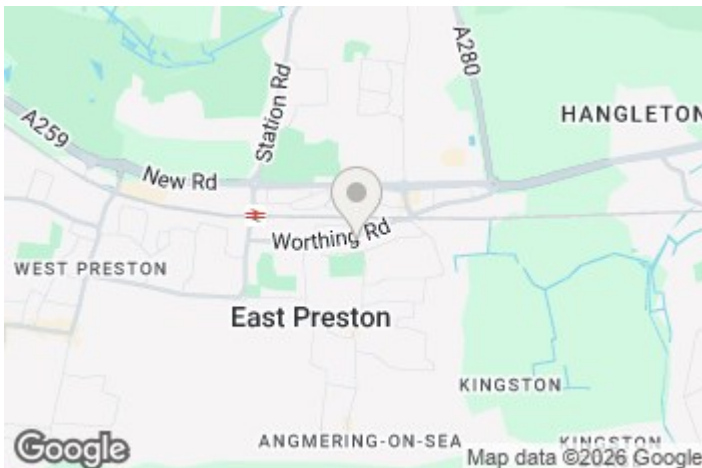
Council Tax Band: B

- 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:

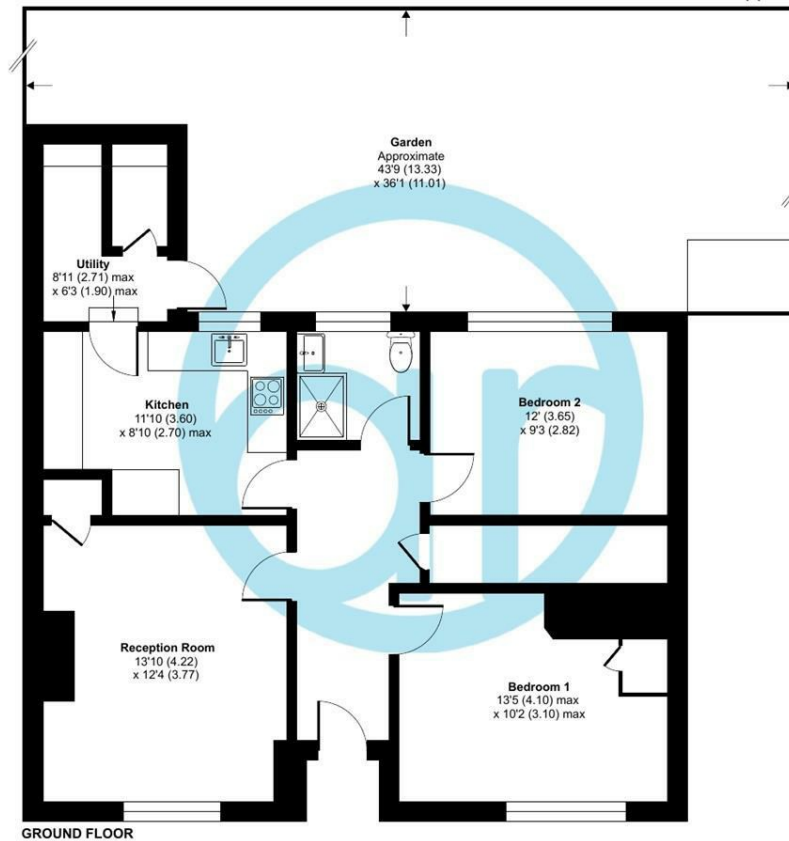
D

| 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

### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL  
Telephone: 01903 910 424  
Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.