

MATRONS COTTAGES  
EAST PRESTON

# EXPERIENCE

————— LIVING IN THE VILLAGE —————

The cottages are situated right in the heart of East Preston village on the doorstep of all the local amenities and a bus stop just round the corner.

The pretty seaside village of East Preston in West Sussex is brimming with charm and character. Just south of the South Downs National Park, East Preston has a delightful sense of community and has been described as 'living in the country by the sea'. There is a fabulous June Village Festival held every year. East Preston boasts a good range of shops as well as a post office, library, tennis club, bowls, bars, restaurants, churches, dentists, doctor's surgery, vets and village schools.

Sailing, golf and health clubs are also close to hand, so you'll certainly be able to make the most of your leisure time here.

When you're in search of a peaceful retreat from life's stressful moments, East Preston's pebble-covered shoreline, unblemished by typical beach attractions, is just a few minutes away. Indeed, winter walks and summer strolls along the water's edge help make life on the Sussex coast so special.

# LOCAL AMENITIES



1. Local shops, restaurants, dentist, post office and library.

2. Sainsbury's and large shops

3. Asda

4. Angmering mainline station

5. Rustington shopping centre

6. Angmering Community School

7. Ham Manor Golf Club

8. Doctors GP Surgery

9. Aldi & Next

# 2 MATRONS COTTAGES

THREE BEDROOM SEMI-DETACHED HOME



Internal photos are of the show home and taken at number 2.

Wooden flooring throughout downstairs gives an easy clean and modern twist to its character appearance and carpet upstairs keep it cosy and warm.

The lounge being dual aspect allows natural light to beam through and heat the room, but for those colder winter nights the wood burner is there to work its magic and keep you toasty warm. For the head chef in the house you have a stunning kitchen with built in appliances as well as space for your utilities in a separate room, the rear

garden can also be accessed off the kitchen with French doors.

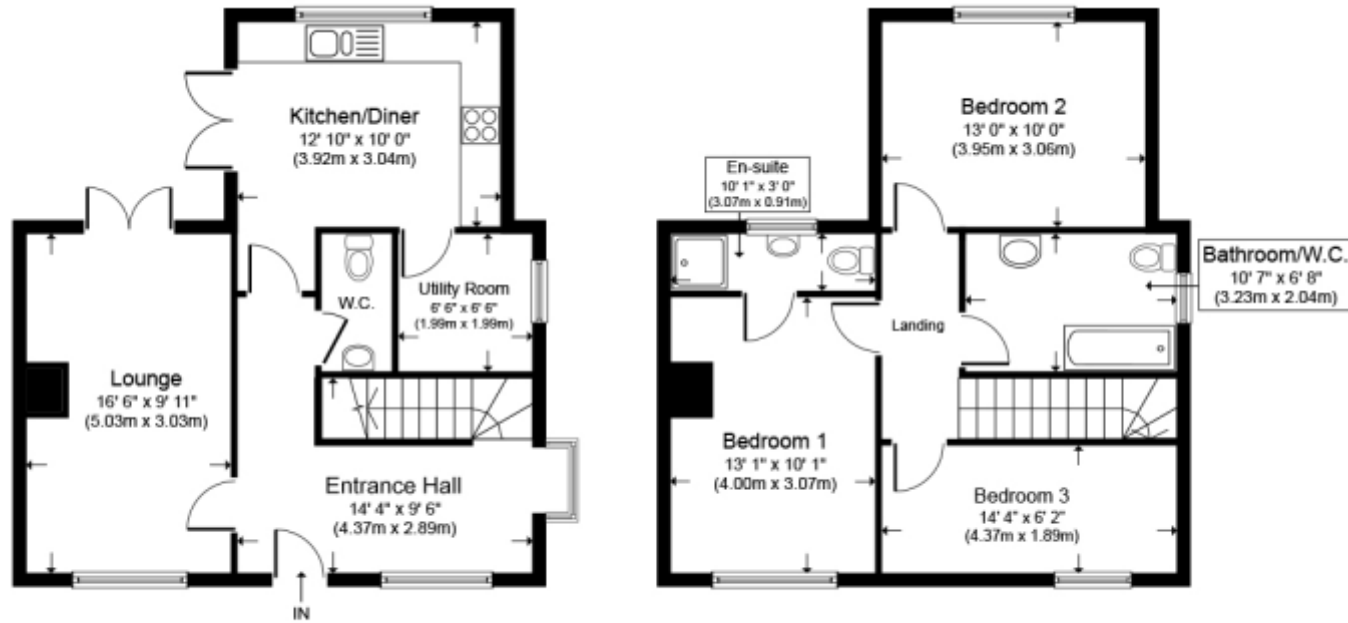
Upstairs has three spacious bedrooms, one which is fit for the masters of the house has an en-suite shower room. The main bathroom has desirable space which is ample for guests staying.

The exterior is designed to reflect the surroundings, with Sussex flint walling. The rear garden is enclosed, low maintenance and west facing.

*Cooper Adams*  
AS GOOD AS OUR WORD

# 2 MATRONS COTTAGES

THREE BEDROOM SEMI-DETACHED HOME



**Approx. Gross Internal Floor Area 1076 sq. ft. / 100.0 sq. m.**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Cooper Adams

# 3 MATRONS COTTAGES

THREE BEDROOM END OF TERRACE HOME



Internal photos are of the show home and taken at number 2.

Tucked in a secluded corner of the of the development you will find this gem.

This end of terrace cottage features a fabulous kitchen/breakfast room with built in appliances and a perfect spot for your dining table with a front seat view over the west facing garden.

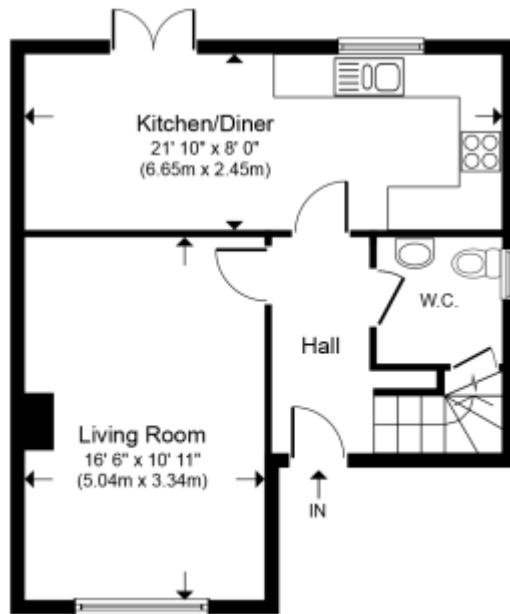
The living room is a desirable entertaining space with a cosy wood burner for the cold nights. Presented over three floors you will find three perfect double bedrooms, two

of which are on the first floor with a family size bathroom. The master is on the top floor which beams natural light through the velux windows and has its own en-suite shower room making it equally suited for a teenager or even a home office. This home is so flexible. EER C80.0.

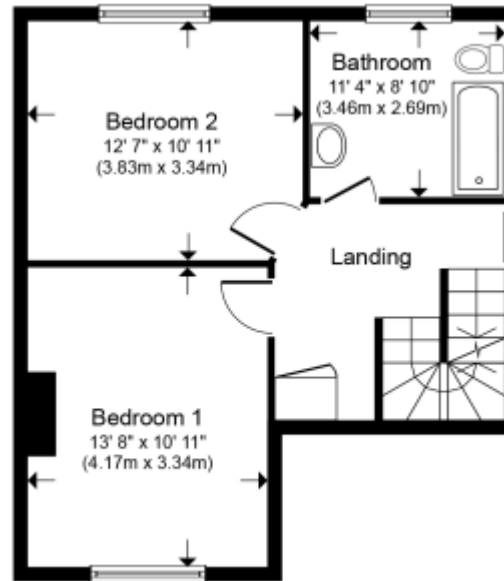
*Cooper Adams*  
AS GOOD AS OUR WORD

# 3 MATRONS COTTAGES

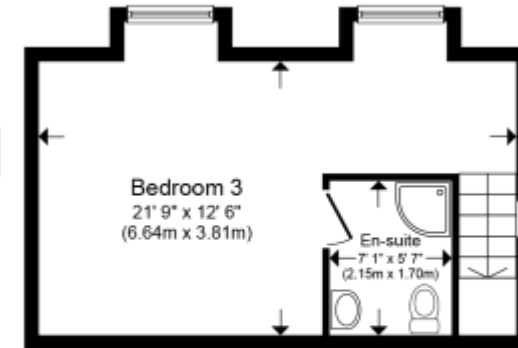
THREE BEDROOM END OF TERRACE HOME



**Ground Floor**  
Approximate Floor Area  
474 sq. ft.  
(44.0 sq. m.)



**First Floor**  
Approximate Floor Area  
474 sq. ft.  
(44.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
291 sq. ft.  
(27.0 sq. m.)

**Approx. Gross Internal Floor Area 1238 sq. ft. / 115.0 sq. m.**  
Illustration for identification purposes only, measurements are approximate, not to scale  
Copyright © Cooper Adams

# 4 MATRONS COTTAGES

THREE BEDROOM TERRACED HOME



Internal photos are of the show home and taken at number 2.

A generous newly built terrace house with modern open plan living.

The westerly aspect of the rear garden allows light to beam through the kitchen and the exquisite size lounge. The double doors opening onto the garden from the spacious living room create an ideal dining spot for the whole family to eat together and admire the summer sun. The sleeping quarters are laid out over two floors, the

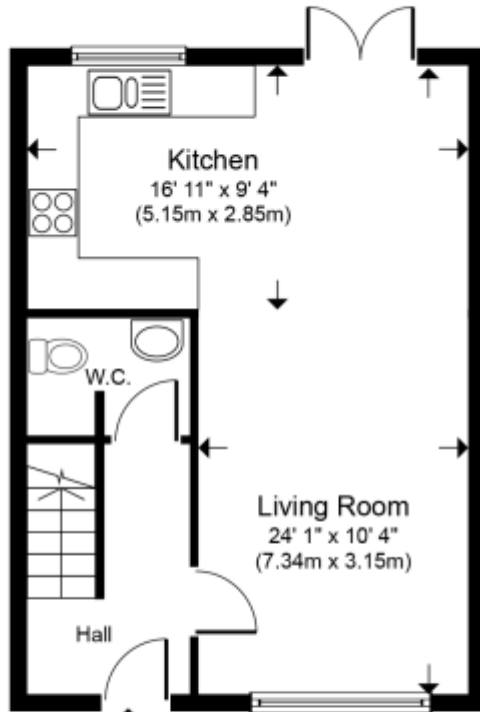
first floor offers two fantastic double bedrooms with an oversized family bathroom, and then the top floor has a grand master bedroom with dual aspect dormer windows and a beautiful en-suite shower room. This house has parking to the front of the property. EER B82

*Cooper Adams*  
AS GOOD AS OUR WORD

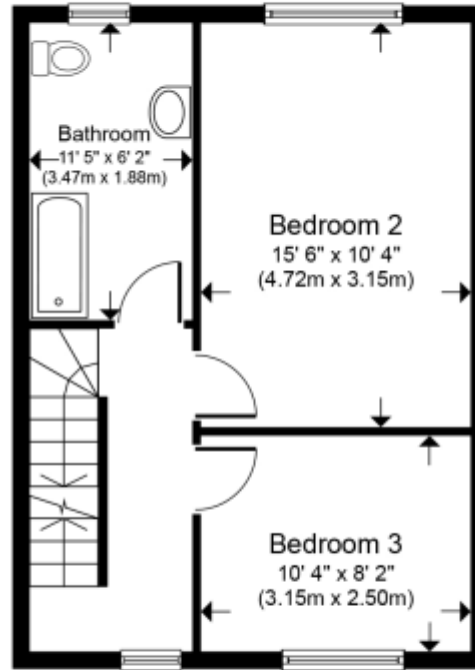


# 4 MATRONS COTTAGES

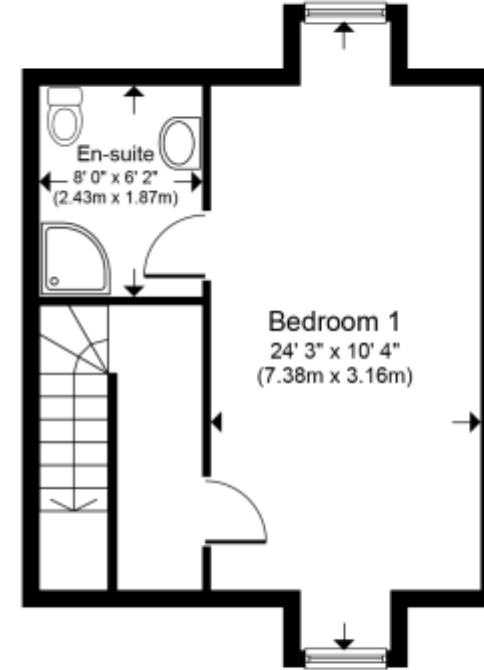
THREE BEDROOM TERRACED HOME



**IN** Ground Floor  
Approximate Floor Area  
409 sq. ft.  
(38.0 sq. m.)



First Floor  
Approximate Floor Area  
409 sq. ft.  
(38.0 sq. m.)



Second Floor  
Approximate Floor Area  
344 sq. ft.  
(32.0 sq. m.)

**Approx. Gross Internal Floor Area 1163 sq. ft. / 108.0 sq. m.**

Illustration for identification purposes only, measurements are approximate, not to scale

Copyright © Cooper Adams

# 5 MATRONS COTTAGES

TWO BEDROOM END OF TERRACE HOME



Internal photos are of the show home and taken at number 2.

Open plan living makes this great entertaining home.

With double doors onto the garden you can open them wide and let the fresh air run through.

The kitchen offers built in appliances so is set ready for action. Upstairs boasts two

double bedrooms allowing either guests to stay over or room in the house for a small family.

The bathroom is more than adequate space for all members to store the daily essentials. There is off road parking to the front of the property. The purchaser will have a choice of floor-coverings colours to be installed before occupation. EER B81

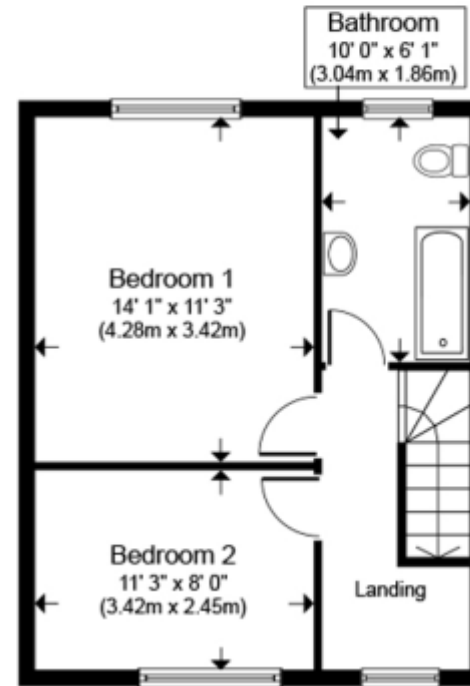
*Cooper Adams*  
AS GOOD AS OUR WORD

# 5 MATRONS COTTAGES

TWO BEDROOM END OF TERRACE HOME



**Ground Floor**  
Approximate Floor Area  
398 sq. ft.  
(37.0 sq. m.)



**First Floor**  
Approximate Floor Area  
398 sq. ft.  
(37.0 sq. m.)

**Approx. Gross Internal Floor Area 797 sq. ft. / 74.0 sq. m.**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Cooper Adams

# SUPERB

## — SPECIFICATION —

### KITCHEN

- Professionally designed contemporary kitchen
- Stainless steel 1 ½ bowl sink with drainer and mixer tap
- Built-in stainless steel Zanussi single oven, Zanussi induction hob and extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Under unit lighting
- Space for washing machine - space in utility in No 2 for washing machine

### FAMILY BATHROOM AND EN SUITE AND CLOAKROOM

- White sanitary ware with chrome fittings
- Thermostatic Bristan shower to all en suites
- Mixer tap with shower handset to all baths
- Vanity units below all wash hand basins
- Heated towel rails to all bathrooms and en suites

### MEDIA AND COMMUNICATIONS

- Pre-wiring and fittings for TV/FM/DAB satellite to sitting room with a distribution loop to remaining rooms with TV socket

### HEATING, LIGHTING AND INTERNAL FINISHES

- Recessed downlights to kitchen, bathroom and en suites. Pendant light fittings to hall and all other rooms
- Energy efficient Ideal combination boiler serving heating and hot water gas central heating with electronic programmer
- Underfloor heating to all downstairs areas. Energy efficient radiators elsewhere with controllable thermostatic valves
- Wood burning stove in Nos 1, 2, 3 and 5 with slate hearth

- Double-glazed uPVC windows
- Solid floors to ground floor
- Light to loft spaces – and integral ladders where needed
- Ceramic wall tiles around shower and around bath, in family bathroom and en suite. Tile splashbacks in kitchens

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A or B-rated kitchen appliances to reduce water and energy use
- Dual flush mechanisms to all toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- DEFRA approved, 77.8% efficiency, 5KW output, Broseley Silverdale 5SE woodburning stove in Nos 1, 2, 3 and 5

### SECURITY

- Outside lighting to front door
- Multi-point locking system to front door and multipoint locking patio doors to rear plus integral security locks on all windows
- Mains fed Smoke alarms
- CO Monitor in houses with wood-burning stoves

### EXTERNAL DETAILS

- Turfed rear garden
- Outside lighting

# YOUR BEAUTIFUL

NEW HOME WITH PEACE OF MIND

The properties include gas fired central heating with the boiler supplying underfloor heating to the ground floor, UPVC windows, doors, gutters and fascias, fitted kitchens with oven, hob, cooker hood, dishwasher and fridge/freezer; wood burning stoves to 1,2,3 and 5, lawned gardens and a driveway into the development, a block paved parking bay for each property. There is a secluded bin store and cycle store.

A maintenance fund will be set up for the communal areas, each owner will have a share in the ownership and total control between themselves.

What does your warranty cover?

Local Authority Building Control (LABC) 10 year Structural Warranty underwritten by 'A' rated global insurers, accepted by all leading UK mortgage lenders.

This is just one of the added benefits of buying a new home.

Cover includes any defects for first two years plus any structural defects for first ten years.

Full cover details provided in your moving in pack







Sales | Lettings | Land & New Homes | Mortgages

Angmering Office 01903 859797  
East Preston Office 01903 770055  
Rustington Office 01903 680768

[www.cooper-adams.com](http://www.cooper-adams.com)

*Cooper Adams*  
AS GOOD AS OUR WORD