



Angmering Lane | East Preston | Littlehampton | BN16 2TA



Jacobs Steel are delighted to be able to bring to the market this captivating detached residence situated on Angmering Lane. Situated within the prestigious Willowhayne Private Estate located only 500 yards from East Preston seafront. The property offers five bedrooms, three bathrooms and three reception rooms. This well presented property is set within 0.8 of an acre, featuring ample off road parking, double garage and secluded gardens.

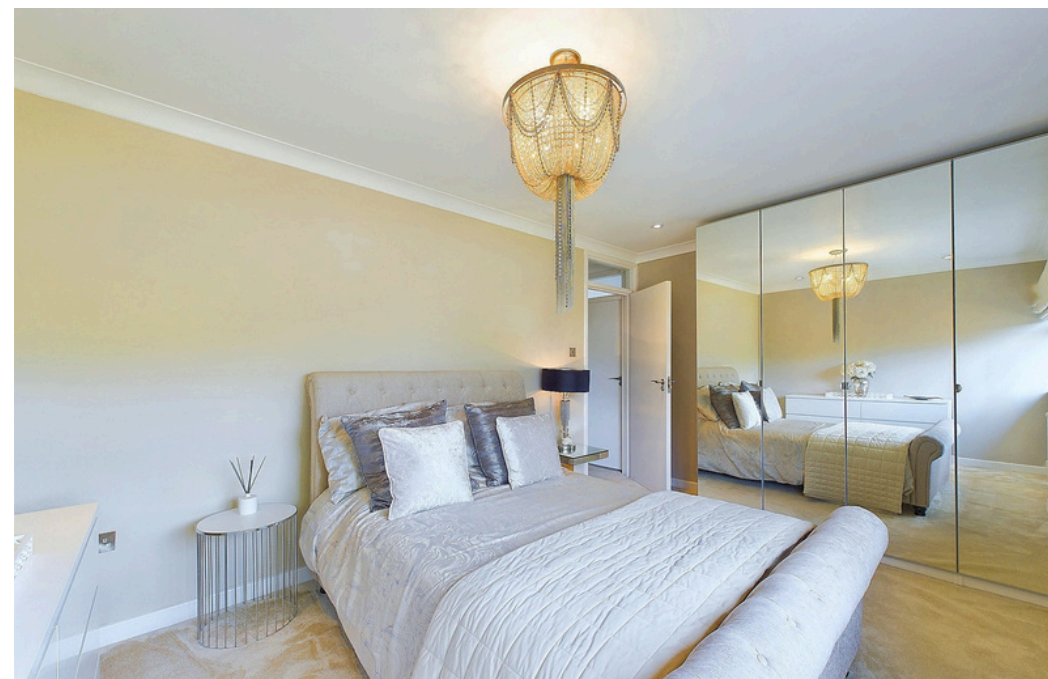




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Both Rustington and East Preston have a welcoming sense of community, the latter being described as 'living in the country by the sea'.





Key Features

- Detached House
- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Modern Kitchen
- Off Road Parking
- Double Garage
- 500 Yards From East Preston Seafront
- Sought After Willowhayne Private Estate
- Potential For Self Contained Annex



5 Bedrooms



3 Bathrooms



2 Reception Rooms



Situated on The Sought After Willowhayne Estate

INTERNAL

Front door leading into the immaculately presented entrance hall offering access to ground floor rooms including ground floor study, ground floor cloakroom, storage cupboard and door leading into the contemporary open plan kitchen/living/dining room which is the perfect area for entertaining, sliding doors leading out to the secluded rear garden. Modern fitted kitchen and glass doors leading into the living room. The dual aspect living room offers custom made built in tv unit with built in speakers. The kitchen offers wall and base units, integrated appliances including Miele built in double oven, four ring induction hob, integrated dishwasher, fridge/freezer, inset sink and door leading into the utility room. The utility room offers wall and base units, space and plumbing for washing machine, wine fridge, storage cupboards and access into the internal hall which offers double doors into the storage/ laundry room which houses the gas fired boiler and the perfect spot for drying clothes. Leading off the internal hall is access to the self contained annex. The primary bedroom is located on the ground floor featuring built in wardrobes, door leading out to the rear garden and access to the dressing room which features a door leading into the en suite. The en suite comprises of walk in shower with glass screen, bath with mixer taps, bidet, wash hand basin with storage and WC. On the first floor there are two double bedrooms both with built in wardrobes. The contemporary first floor bathroom offers, walk in shower with glass screen, wash hand basin, WC and bath.

The self-contained annex features a studio room with doors to a private west-facing rear garden, a separate bedroom/living room, shower room and a private entrance. The self-contained annex can be accessed via the main dwelling or via the private front door. The double garage is accessed from the hallway and subject to obtaining the requisite consents could be converted to incorporate the annex.

EXTERNAL

The property is accessed via large electric gates which lead to a good size driveway providing ample off road parking with access to the double garage. The rear garden wraps around the property offering unrivalled privacy and seclusion with a large wrap around patio.

The annex benefits from its own private rear garden divided via brick wall and benefiting from a patio area and summer house to the end of the garden.

LOCATION

Located on the prestigious and private Willowhayne Estate in East Preston, this exceptional family home sits just moments from some of the cleanest beaches along the coast within beautifully maintained grounds. The Willowhayne Estate was created during the 1930s, it is privately managed to ensure the peaceful environment of the estate, and the security of its residents, is upheld and protected. Local transport links can be found close by with Angmering Railway station located just over half a mile away. Local shopping facilities including Waitrose, pharmacies, restaurants, cafes, banks and many more shops can be found in Rustington Village which is located just a mile away from the property.

N.B. Under the Estate Agents Act 1979, we advise that the vendor is related to an employee of Jacobs Steel and Company Limited.



Floor 0



Floor 1



Approximate total area⁽¹⁾

3541.22 ft²

328.99 m²

Reduced headroom

17.76 ft²

1.65 m²

(1) Excluding balconies and terraces

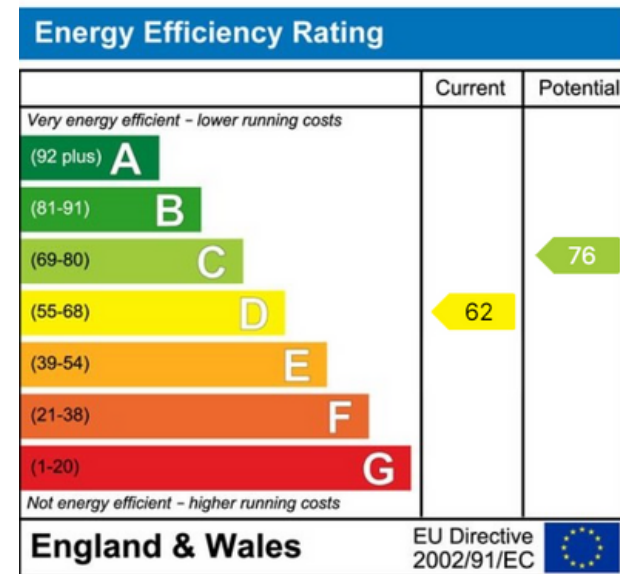
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 257 Sqm)

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

