

GOLDEN AVENUE, EAST PRESTON



Golden Avenue, East Preston

Freehold

Situated on the sought-after West Kingston private estate, just moments from the beach. • Over 2,800 sq. ft. of modern accommodation across two floors, including five double bedrooms and three reception rooms. • Beautifully maintained west facing rear garden and stretching just over 100 ft, ideal for outdoor entertaining and family life. • Immaculately presented throughout with stylish finishes and modern updates, requiring no immediate work. • Features include two en-suite bedrooms, family bathroom, utility room, downstairs WC, private driveway and garage. • For more information please visit the Cooper Adams website

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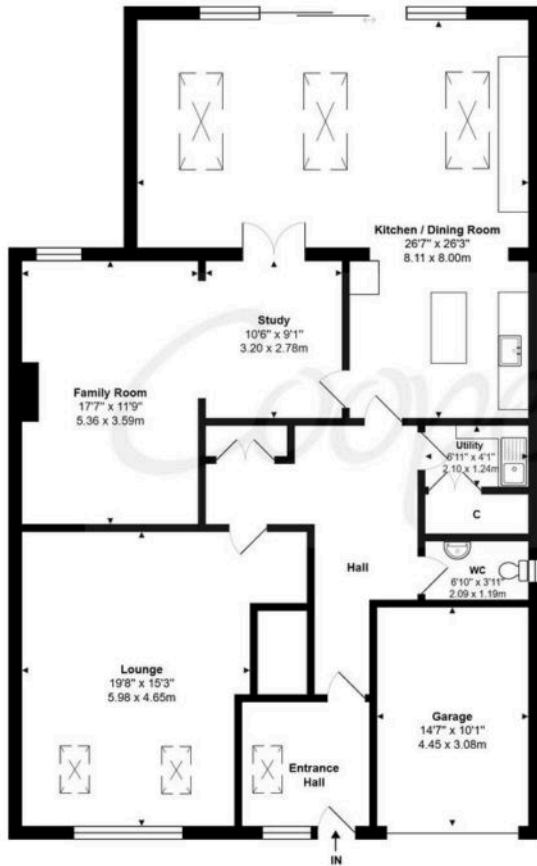
Set within the exclusive West Kingston private estate, this beautifully presented five-bedroom detached home enjoys a prime position on one of East Preston's most desirable roads, just a short stroll from the beach. Offering over 2,800 sq. ft. of well-planned accommodation and a west-facing garden stretching just over 100 ft, this is an ideal forever home for growing families. The ground floor features a stylish open-plan kitchen/dining room that opens out to the garden, three reception rooms including a lounge, family room and a study, as well as a utility room and downstairs WC – perfect for everyday family living and entertaining. Upstairs are five generous bedrooms, including two with en-suites. A modern family bathroom and separate WC ensure flexibility and comfort. The property is in excellent modern condition throughout and ready to move into. With a sun-soaked garden, private driveway, garage and access to the residents-only estate, this home combines space, style, and a superb coastal lifestyle.



The sought-after West Kingston estate in East Preston, established in the 1930s, provides privacy and security with gated access on summer weekends. A railway station is just over 1/2 mile away, connecting to Brighton, Gatwick, and London. Many amenities are close to hand with the sea, the downs, golf courses and many shops, bars and restaurants.



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Ground Floor

Golden Avenue, East Preston, BN16 1QU

Total Approx. Floor Area 2822 ft² ... 262.2 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by JMS 2025



First Floor



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