

WESTFIELD AVENUE, EAST PRESTON



## Westfield Avenue, East Preston

### Freehold

Prime location on the exclusive Angmering-on-Sea Estate, just 0.2 miles from the seafront. • Beautifully presented 1920's detached home by renowned developer William Hollis. • Three generous double bedrooms, including a principal suite with a freestanding bath, plus an en-suite to the second bedroom with a private balcony. • Two light-filled reception rooms, perfect for family living and entertaining. • Mature, private rear garden with patio area and two versatile outbuildings. • Peaceful setting on a quiet private lane in one of East Preston's most sought-after roads.

*Cooper Adams*



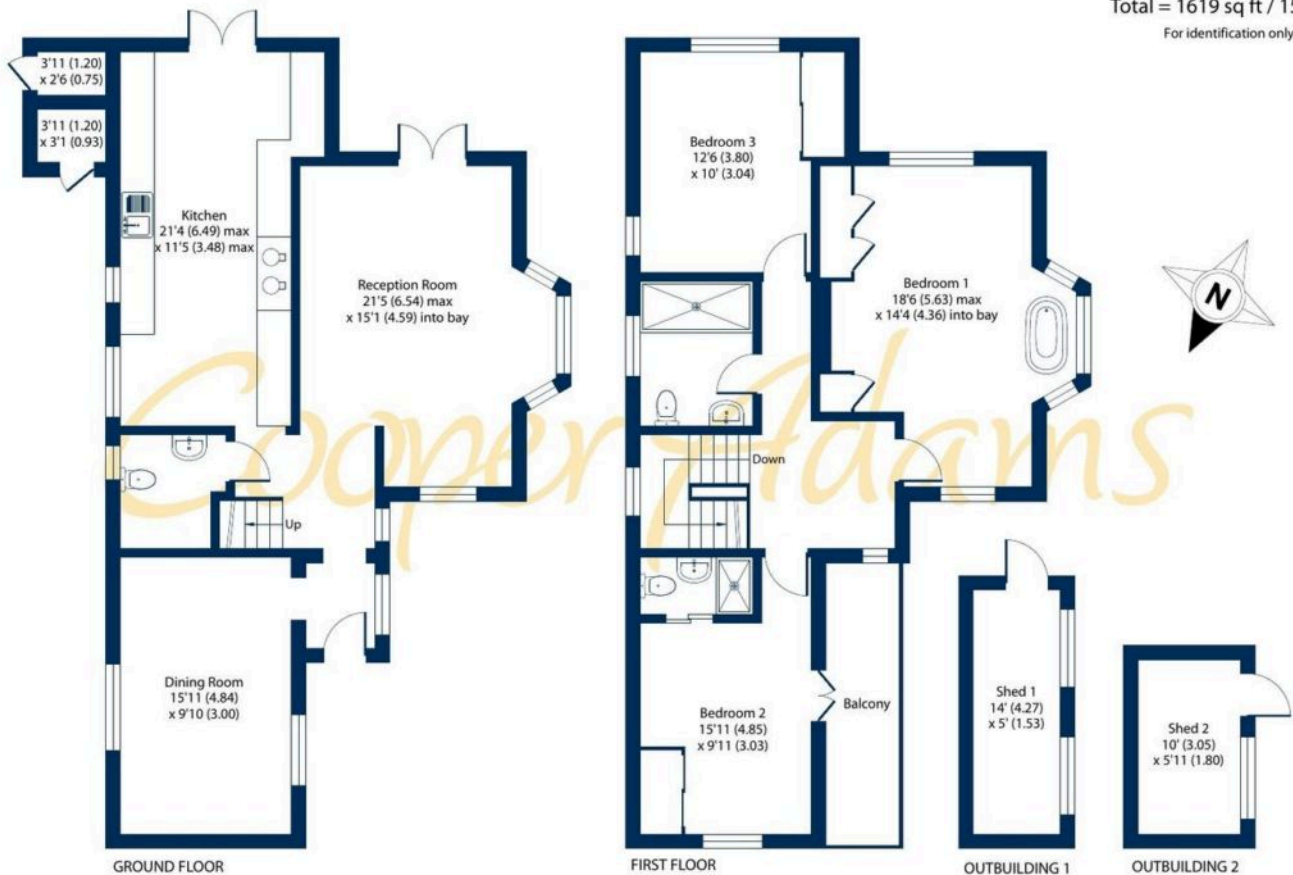
**Characterful 1920's Home on the Exclusive Angmering-on-Sea Estate – Moments from the Seafront.** Tucked away on a quiet private lane, this beautifully presented detached 1920's home, originally developed by William Hollis, offers a rare chance to enjoy prime coastal living just 0.2 miles from the beach. Inside, a welcoming hall leads to a formal dining room at the front and a generous rear reception room with bay window and garden access. The well-equipped kitchen also opens to the garden, while a handy downstairs cloakroom adds practicality. Upstairs, three double bedrooms all include fitted wardrobes. The second bedroom boasts an en-suite and south-facing balcony, while the principal features a bay window and freestanding bath. A family bathroom and a useful office area on the landing complete the layout. The private rear garden includes a patio for outdoor dining, a striking glass-fronted planted pond, and two versatile outbuildings. With its character, space, and sought-after location, this is a wonderful opportunity to secure a home just moments from the seafront.



The Angmering-on-Sea estate is a sought-after coastal estate created in the 1930's within East Preston. East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.



Approximate Area = 1468 sq ft / 136.3 sq m  
 Outbuildings = 151 sq ft / 14 sq m  
 Total = 1619 sq ft / 150.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper Adams Estates Limited. REF: 1359532



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