



Staplers | East Preston | BN16 1QP
Guide Price **£975,000**

JS
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Rare Opportunity to Acquire a Spacious Coastal Home in Angmering-on-Sea Private Estate, Featuring Five Bedrooms, Sunroom, Mature Gardens, and Excellent Scope for Personalisation

A home of style & character







Key Features

- Five-bedroom detached family home in the highly desirable Angmering-on-Sea Private Estate.
- Principal bedroom suite with contemporary en suite shower room.
- Four further versatile bedrooms ideal for children, guests, or home offices.
- Bright living spaces including a bay-fronted living room, dining room, and sunroom overlooking the rear garden
- Good sized kitchen with separate utility room, offering excellent potential for a modern open-plan layout.



3 Bedrooms



2 Bathrooms



2 Reception Rooms

This chain free property provides a rare chance to secure a substantial coastal home in one of West Sussex's most sought-after private estates

INTERNAL

A welcoming hallway introduces the accommodation, leading into a generous living room. Bathed in natural light from its bay window, the space is centred around a feature brick fireplace and exudes a warm, homely atmosphere. Glazed double doors open into the dining room, which in turn leads through to a sunroom overlooking the rear garden — a bright and versatile retreat throughout the seasons.

The kitchen, adjoining a separate utility room, is well sized and perfectly positioned for reimagining into a modern open-plan arrangement if desired. A cloakroom and integral access to the garage add to the practicality of the ground floor. Upstairs, the principal bedroom suite is spacious, complete with a contemporary en-suite shower room. Four further bedrooms provide excellent versatility, whether as doubles, children's rooms, guest spaces or a home office. These are served by a modern family bathroom with a walk-in shower.

The house also benefits from excellent storage throughout, with built-in cupboards and wardrobes in several rooms, as well as a loft accessible from the landing, ensuring practicality matches the generous proportions.

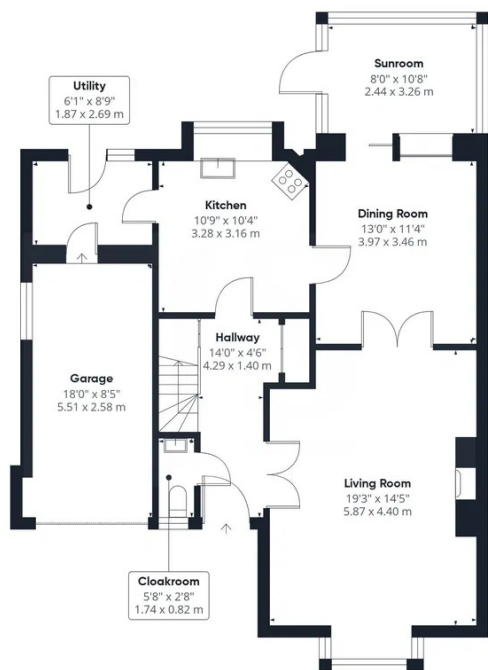


EXTERNAL

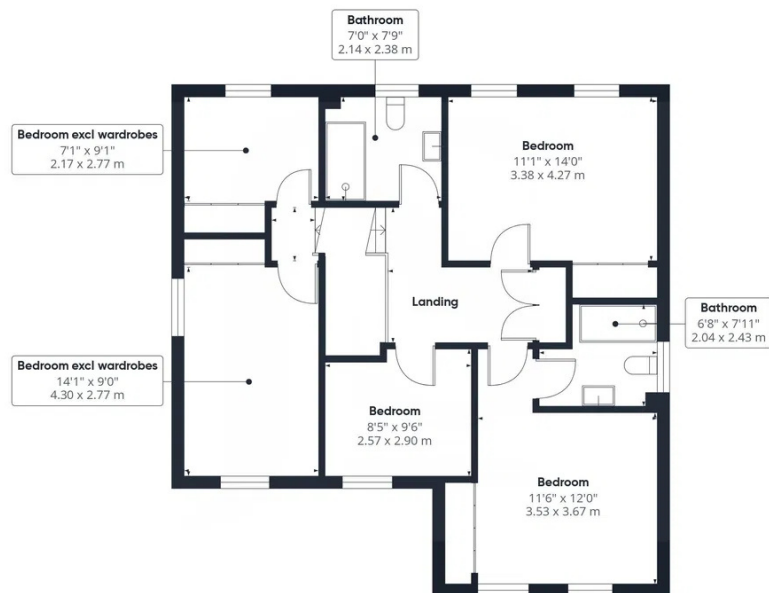
The property is set well back from the road, approached via a wide block-paved driveway that provides generous parking alongside the integral garage. To the rear, a mature enclosed garden offers both privacy and space, with established planting, a central lawn, a useful shed and convenient side access from the driveway.

SITUATED

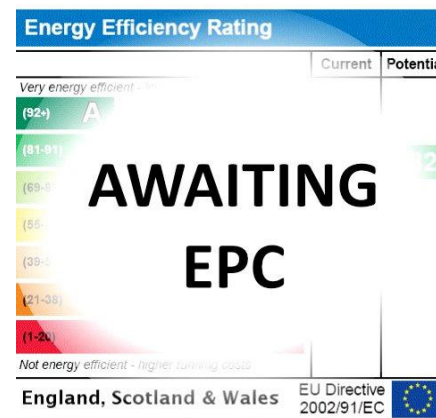
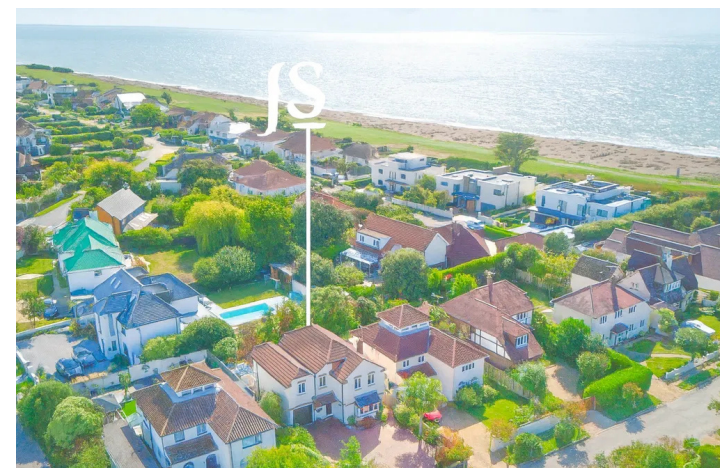
Positioned within the highly desirable Angmering-on-Sea Private Estate, as well as Golden Acre being regarded as one of the most desirable addresses within the Angmering-on-Sea Estate, desired for its exclusivity and direct access to the beach. East Preston village is within easy reach, providing local shops, cafés, and restaurants, while nearby Rustington offers a wider range of amenities to include a superb range of shops, bars, restaurants and a Waitrose. Angmering mainline station provides direct links to London Victoria, Brighton, and Gatwick Airport, with the A259 and A27 ensuring excellent road connections along the south coast.



Ground Floor



Floor 1



Property Details:

Floor area: Awaiting EPC

Tenure: Freehold

Council tax band: F

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.