



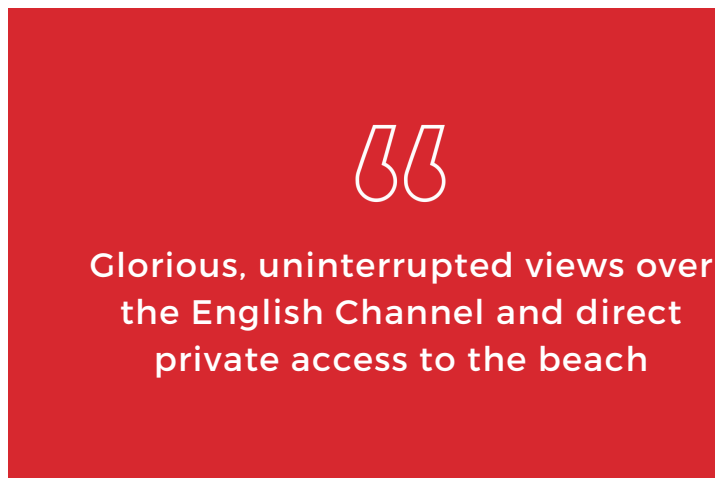
Corse Avenue | Kingston Gorse | East Preston | BN16 1SF
Price on Application



A rare coastal opportunity on the exclusive Kingston Gorse Private Estate — this frontline property offers direct beach access & stunning sea views. An ideal project for those seeking a permanent residence or luxury retreat on the Sussex coast, with easy access to London, Brighton, and Chichester.

A home with A Coastal Outlook







Property details: Sandy lodge | Gorse Avenue | East Preston

Key Features

- Sea Front Home On Private Estate
- Direct Beach Access
- Ample Parking And Garages
- Stunning Coastal Views
- Rear Sea Facing Balcony
- Potential To Extend If Required
- Ample Parking Plus Garaging
- South Facing Garden
- Approx. 3,000 sq ft Existing Accommodation
- Excellent Transport Links To London, Brighton & Chichester



5 Bedrooms



3 Bathrooms



4 Reception Rooms



Sea Front Home On Private Estate

Frontline Coastal Living in One of West Sussex's Most Exclusive Private Estates

Situated in a commanding seafront position within the prestigious Kingston Gorse Private Estate, this fine coastal home represents a rare opportunity to acquire a frontline property in one of the South Coast's most exclusive and desirable settings. Boasting uninterrupted, panoramic views across the English Channel and direct private access to the beach, the lifestyle on offer here is truly unique—defined by natural beauty, tranquillity, and a close connection to the sea.

The home extends to approximately 3,000 sq ft, offering spacious, light-filled, and characterful accommodation. The first floor comprises four generous double bedrooms, many of which enjoy stunning sea views. On the ground floor, a separate one-bedroom suite provides excellent space for guests, extended family, or flexible use as a home office or studio. A collection of well-proportioned reception rooms includes a bright and inviting main lounge with large windows that frame the seascape beyond, and a spacious kitchen/diner that opens directly onto the garden—creating a seamless flow between indoor and outdoor living.

What sets this property apart is not only its exclusive beachfront position but also the lifestyle it affords. Morning walks along the shoreline, swimming or paddleboarding in calm waters, and evening sunsets viewed from your own garden or lounge become part of everyday life. The ever-changing seascape provides a sense of calm and connection to nature that is rare to find, while the beach itself offers a private, peaceful retreat just steps from your door.

For those who love the outdoors, the South Downs National Park is just a short drive inland, offering miles of unspoilt countryside, rich wildlife, and opportunities for walking, cycling, and other pursuits.

Whether as a full-time residence or a luxurious weekend escape, this is a rare opportunity to acquire a seafront home in one of the South Coast's most exclusive private estates. Excellent transport links to London, Brighton, and Chichester only enhance the appeal of this outstanding coastal setting.

East Preston is a desirable village with excellent transport links, with Angmering mainline station within walking distance, offering direct services to London Victoria, Brighton, Portsmouth, and Southampton. Gatwick Airport is approximately 40 miles away, making national and international travel highly accessible. The village green plays host to several events over the year, including a dog show. The local amenities include two pubs, Indian and Chinese restaurants, a fish and chip shop, a micro pub, two cafes, a mini-mart, a vets, a library, a private medical centre and more. Local bus routes from the village take you along the coast to the larger towns of Rustington and Worthing.





Approximate total area⁽¹⁾

3352 ft²
311.7 m²

Balconies and terraces

178 ft²
16.5 m²

Reduced headroom

60 ft²
5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area * as quoted from the floorplan:

Tenure: Freehold

Council tax band:

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.