



The Oaks | Rustington | BN16
Price on Application

JS
Signature
jacobs Steel



A substantial and elegant home on the prestigious Private Willowhayne Estate. Extended and remodeled to a high standard, with five bedrooms, versatile living space, and landscaped gardens of approx. 110 x 60 feet. Gated driveway, double garage, and just moments from the beach.



A home of style & versatility







Key Features

- Detached home of substantial proportions on the Willowhayne Estate
- Peaceful Close
- Gorgeous wrap around gardens
- Large Gated Driveway & Double Garage
- Versatile Layout with annexe potential
- Beautifully maintained
- Fabulous location for Rustington and East Preston town and village



5 Bedrooms



4 Bathrooms



6 Reception Rooms



Compelling blend of flexible living space, and refined coastal lifestyle.

Jacobs Steel East Preston is delighted to present this fine home on The Oaks — an elegant and substantial flint-fronted residence set within the prestigious private Willowhayne Estate, positioned in a peaceful close surrounded by similarly impressive homes. This is a property that perfectly balances classical architecture with modern comfort, offering exceptional flexibility and beautifully maintained gardens that provide both privacy and serenity.

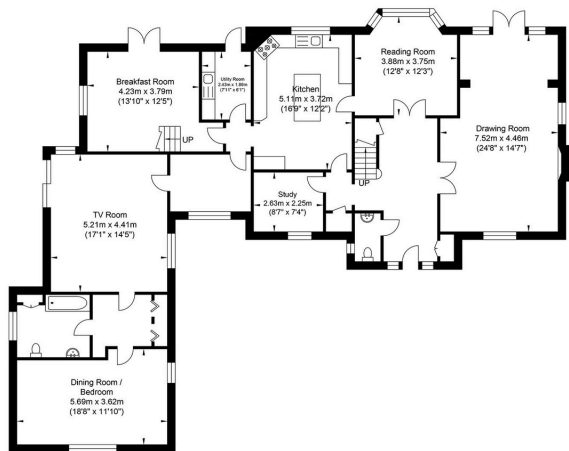
Stepping inside, you are immediately greeted by a welcoming reception hall with a feature staircase and views through to the reading/ day room. The ground floor flows effortlessly, with a selection of beautifully proportioned rooms ideally suited to both family living and entertaining. The main reception room enjoys garden views from two aspects and connects via glazed doors to a patio with a pergola for dining, creating an elegant and sociable layout flooded with natural light. The heart of the home is the kitchen and breakfast area, finished with warm tones, granite worktops and integrated appliances, perfectly complemented by an adjoining reading room that could be formal dining which opens to the terrace. A useful utility room has space for white goods and access to the garden. There is also a dedicated study and a snug/TV room, ensuring ample flexibility for home working (BT full fibre recently installed) and relaxation.

One of the most appealing features of The Oaks is its self-contained annexe potential — currently arranged as a dining room, additional reception and dining room (bedroom) with adjacent bathroom and dressing area/hall with built in cupboards. This area could serve perfectly as independent accommodation with separate access for a relative, an au pair suite or a luxurious guest wing, offering true adaptability as needs change over time. Indeed the previous resident extended to the property to facilitate multigenerational living. The current use just emphasizes the flexibility of the home.

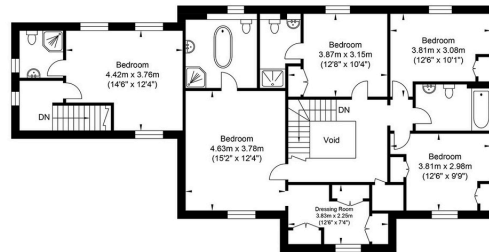
Upstairs, the sense of space continues with five well-appointed bedrooms, including a generous principal suite with dressing area and en suite bathroom featuring a shower and roll top bath. A family bathroom and a further two ensuites. Each room is finished with care, and the layout lends itself effortlessly to family living.

The gardens are a true highlight — beautifully landscaped and meticulously maintained, with sweeping lawns, mature planting, and a wonderful sense of privacy to include a hidden garden boasting a pond and additional seating area. The large terrace provides an idyllic setting for al-fresco dining and summer gatherings, while the substantial frontage includes a sweeping driveway, detached double garage, and gated entrance framed by neatly clipped hedging. Positioned within the coveted Willowhayne Estate, The Oaks enjoys the perfect balance of tranquility and convenience — within walking distance of the beach, the charming village of East Preston, and Rustington's vibrant shopping centre with its Waitrose and independent stores. Excellent transport links, golf at nearby Ham Manor, and coastal walks to the Bluebird Café and Ferring Greensward all contribute to a highly desirable coastal lifestyle.

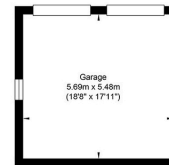
This is a rare opportunity to secure a substantial, well-crafted family home with the versatility and presence to suit a wide range of needs — a timeless property in one of the area's most exclusive private estates.



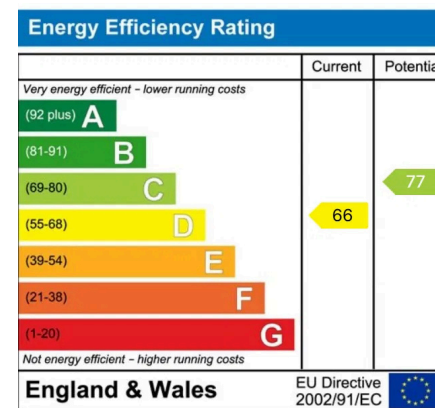
Ground Floor
Approximate Floor Area
1926.20 sq ft
(178.95 sq m)



First Floor
Approximate Floor Area
1235.48 sq ft
(114.78 sq m)



Garage
Approximate Floor Area
334.97 sq ft
(31.12 sq m)



Property Details:

Floor area * as quoted from the floorplan: 3496 sqft

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.