



**Coastal Road, East Preston, West Sussex, BN16**

Guide Price **£850,000**

**JS**  
Jacobs Steel



**Property Type:** Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** F

- Situated on the prestigious West Kingston private estate
- Moments from the beach and within a short walk of East Preston village
- Open farmland views to the rear towards the South Downs
- Sea glimpses to the front
- Much-loved family home owned for nearly 50 years
- Excellent potential to update, extend or remodel (STP)
- Generous plot with mature private gardens
- Two bright reception rooms and kitchen overlooking the garden
- Close to Angmering mainline station with direct trains to London, Brighton and Chichester
- Easy access to Goodwood, Arundel, Worthing and coastal road networks



A much-loved family home on the prestigious West Kingston private estate, just moments from the beach. Enjoying open farmland views to the rear towards Hightown Hill and sea glimpses to the front, this spacious property offers huge potential to modernise or extend (STP). Ideally located within easy reach of East Preston village, Angmering mainline station and road links to Brighton, Chichester and Goodwood — the very best of coastal and country living.



Jacobs Steel East Preston are delighted to present this much-loved home has been in the same family for close to fifty years and clearly cherished throughout that time. Set within the highly regarded West Kingston private estate, the house occupies an exceptional position on the north side of a seafront road, perfectly placed between the open countryside to the rear and the beach just moments from the front door. It truly offers the best of both worlds – coast and country living in West Sussex.

The property itself now offers an exciting opportunity for a new owner to update, extend or remodel to their own taste, subject to consent. Its generous plot, established gardens and flexible internal layout lend themselves perfectly to creating a contemporary coastal home, while retaining the character and warmth that has been so carefully preserved.

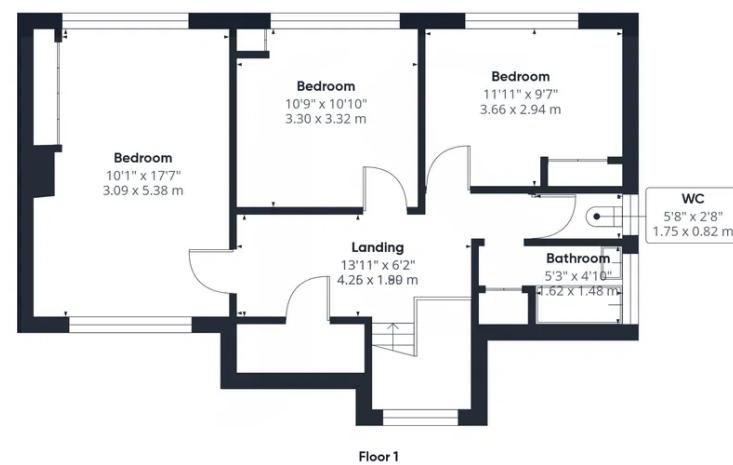
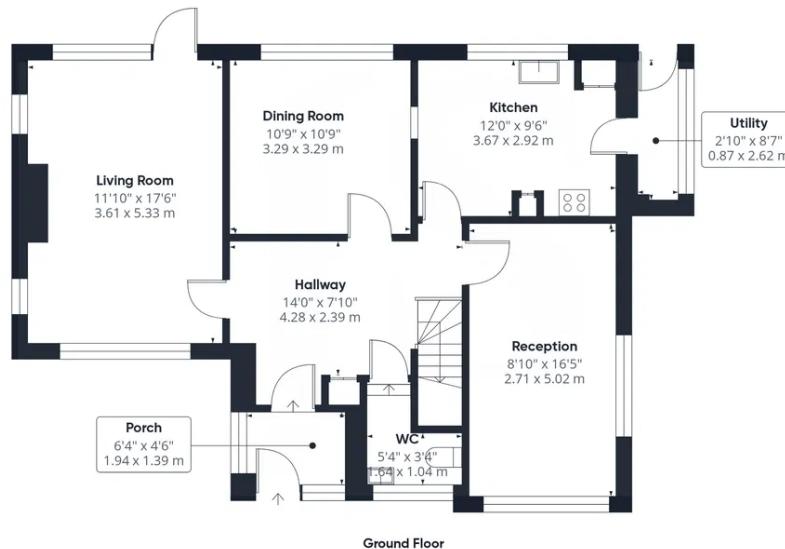
Stepping inside, a welcoming hallway leads to two bright and well-proportioned reception rooms, both with attractive aspects and a further which was used as a ground floor bedroom. The kitchen, positioned at the rear of the home, enjoys beautiful views across the garden and the open farmland beyond, with a separate utility area with modern boiler and cloakroom completing the ground floor. Upstairs, there are three good-sized bedrooms – the biggest enjoying sea glimpses, and those at the rear capturing uninterrupted views toward Highdown Hill. The landing is spacious with a walk in cupboard and access to the loft. A family bathroom and separate WC complete the accommodation.

Outside, the rear garden is a real highlight. Thoughtfully tended over many decades, it provides a peaceful and private setting, perfectly framing the countryside backdrop. To the front, a wide driveway offers ample parking and an additional lawned garden adds to the home's charm and kerb appeal.

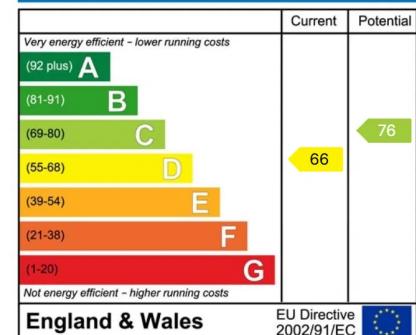
West Kingston is one of the area's most desirable coastal estates, offering residents private beach access and a quiet environment. Just a short stroll away lies East Preston village centre, home to local cafés, shops and independent amenities, while the larger shopping facilities of Rustington are only minutes away by car. The nearby Angmering-bt-Sea mainline railway station provides convenient connections to London Victoria, Brighton and Chichester, and excellent road links place Worthing, Arundel and Goodwood all within easy reach – making this an outstanding coastal base with superb regional connectivity.

For those seeking a home that combines location, lifestyle and opportunity, 34 Coastal Road represents a rare chance to secure a property with genuine potential in one of West Sussex's finest seaside settings.





#### Energy Efficiency Rating



Whilst we endeavour to make out properties 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 purpose 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, furnishing, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.