



58 Angmering Lane, East Preston

£1,500,000

58 Angmering Lane

East Preston, Littlehampton

Located within the prestigious Willowhayne Estate in East Preston, this property offers a rare opportunity to acquire a substantial four-bedroom detached residence on a generous plot of just under 0.5 acres. This south-facing property combines expansive living spaces, luxurious amenities, and the potential for further enhancement, making it ideal for multi-generational living or those seeking a coastal sanctuary.

Spanning over 4,000 sq. ft., including a double garage and pool room, the home offers versatile accommodation across two levels, making it perfectly suited for multi-generational living or a large coastal home. The ground floor features a spacious bedroom and adjacent bathroom, ideal for guests or family members seeking privacy. Central to this level is a sunken lounge that overlooks a heated indoor pool, complete with a changing room, shower, WC, and seating area a fantastic space for both relaxation and entertaining.

Thanks to the size of the plot and location this would also be an ideal project property for anyone looking to create their own dream home.

- Incredible Location
- Plot Size 0.4 Acres
- Sea Views
- South Facing Garden
- Swimming Pool
- Double Garage



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Ground Floor:

- **Ground Floor Bedroom:** A spacious double bedroom with an adjacent bathroom, offering convenience and privacy.
- **Sunken Lounge:** A unique sunken lounge area featuring views of the heated indoor pool, creating a serene and inviting atmosphere.
- **Pool Room:** Equipped with a changing room, shower, WC, and seating area, providing a dedicated space for relaxation and recreation.
- **Kitchen** with separate utility Room

First Floor:

- **Master Suite:** A luxurious master bedroom complete with a dressing area, en-suite bathroom, and a south-facing balcony that offers breathtaking sea views.
- **Two Additional Double Bedrooms:** Both generously sized, with bedroom two benefiting from en-suite facilities, ensuring comfort and privacy for family or guests.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Willowhayne Estate Fee Apply









GROUND FLOOR
3103 sq.ft. (288.3 sq.m.) approx.



1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 4233 sq.ft. (393.2 sq.m.) approx.

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