



34a Downs Way, East Preston – BN16 1AA

£475,000 Freehold

Exceptional one-off detached family home blending new-build luxury with a sought-after coastal location • Built in 2025 • Three generous double bedrooms, including an impressive principal suite with stylish en-suite • Stunning open-plan kitchen/dining/family space with abundant natural light – the true social hub of the home • High-quality finishes throughout including solid oak bannisters, stone shower trays, wood worktops, underfloor heating and air-source heating • Additional study/dressing room providing ideal flexible space for home working • Prime position for Angmering Station, local schools and both East Preston and Rustington village centres • Wrap-around gardens with west-facing main garden, second enclosed area, EV charger and double block-paved driveway with scope to extend



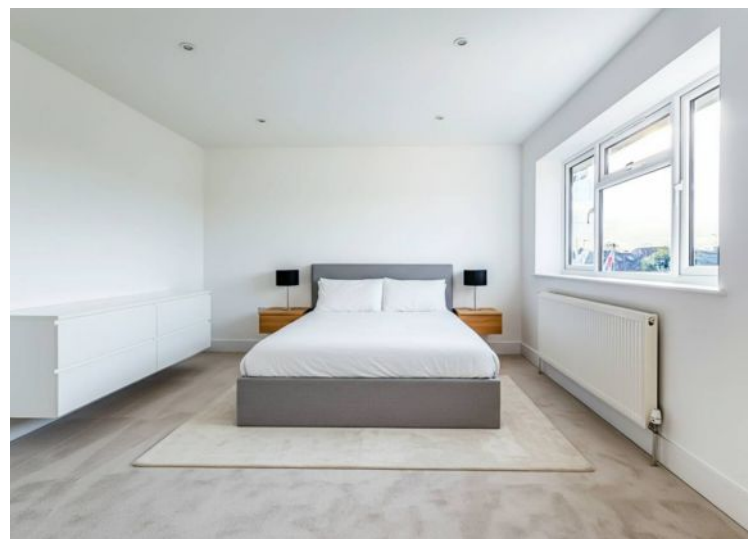
This **incredible one-off detached family home** perfectly combines the luxury, and efficiency of a new-build with the convenience of an established coastal location. Ideally positioned for **Angmering-on-Sea Station**, local schools, and both **East Preston** and **Rustington village centres**, you'll find everything you need just moments from your door from cafés and restaurants to green spaces and the beach.

Built with superb attention to detail, this home showcases craftsmanship and quality rarely found. The **stunning open-plan kitchen, dining and family space** creates the social hub of the home, filled with light and designed for entertaining or relaxing with family. A separate **formal lounge** offers a peaceful retreat, while practical touches such as a **utility room, ground-floor WC**, and **underfloor heating** complete the ground floor.

Upstairs, there are **three generous double bedrooms**, with the **principal suite** boasting impressive proportions and a stylish **en-suite shower room**. A further **study or dressing room** provides flexible additional space, ideal for home working. The **family bathroom** is beautifully finished, featuring a bath with overhead shower.

Throughout, thoughtful design details elevate every room, from **solid oak bannisters** and **stone shower trays** to **wood worktops**, and the **air-source heating**, and an **EV charger**, make this a truly **future-proofed home**.

Outside, the property enjoys **wrap-around gardens** creating a real sense of privacy. The **main west-facing garden** opens directly from the kitchen through French doors, while the **utility room** leads to a **second enclosed garden area**, offering versatility for families, pets, or outdoor entertaining. A **double block-paved driveway** provides ample parking, with potential to extend if desired.





Kitchen / Dining Room

22' 6" x 16' 5" (6.85m x 5.00m)

Utility Room

5' 3" x 3' 3" (1.60m x 1.00m)

Living Room

17' 5" x 11' 6" (5.30m x 3.50m)

Wc

Bedroom 1

9' 10" x 10' 4" (3.00m x 3.15m)

Bedroom 2

11' 10" x 14' 1" (3.60m x 4.30m)

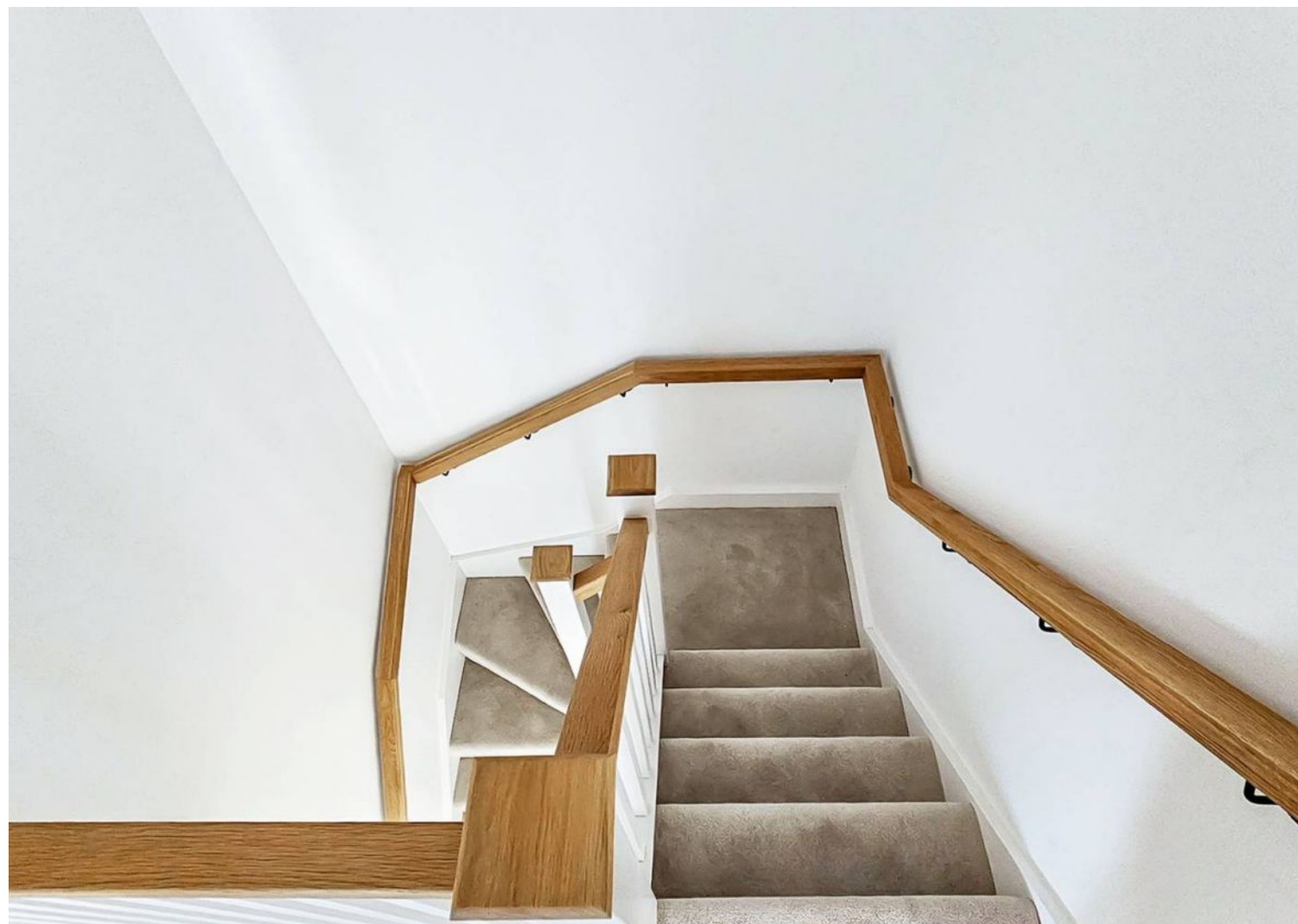
Bedroom 3

9' 10" x 12' 0" (3.00m x 3.65m)

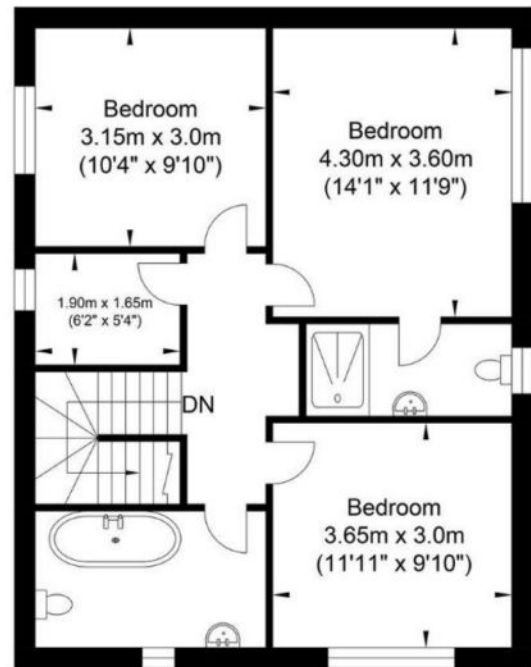
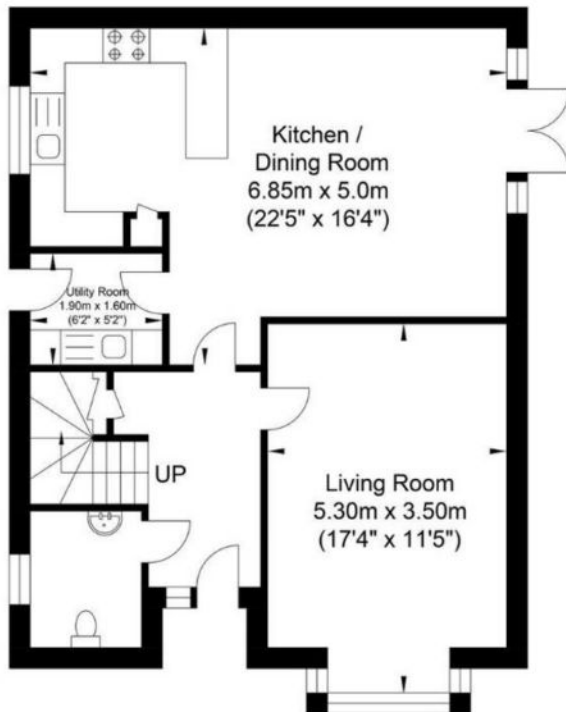
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Downs Way, East Preston



Ground Floor
Approximate Floor Area
651.53 sq ft
(60.53 sq m)

First Floor
Approximate Floor Area
656.27 sq ft
(60.97 sq m)

Approximate Gross Internal Area = 121.50 sq m / 1307.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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