



59 GOLDEN AVENUE

EAST PRESTON | BN16 1QX

Sw

Sims Williams

59, GOLDEN AVENUE, EAST PRESTON, BN16 1QX

GUIDE PRICE £925,000 FREEHOLD

- Substantial Detached Family Home in Private Estate
- First Time To Market in 50 Years & No Onward Chain
- Large Kitchen/Breakfast Room
- Triple Aspect Living Room with Feature Fireplace
- Three Double Bedrooms
- Short walk to East Preston beach and picturesque greensward around 400yds away
- Large Mature Front & Rear Gardens
- Garage & Ample Driveway parking
- Potential to Extend STPP

First time to market in 50 years. An Excellent Opportunity to Acquire a Well-Presented Detached Family Home with Scope to Extend and Modernise (STPP)

This spacious three-bedroom detached property offers generous living accommodation and exciting potential for extension and refurbishment, subject to planning permission. Ideally suited for family living, it benefits from a large mature garden, garage, and ample driveway parking.

Upon arrival, you are welcomed into a light and airy entrance hall providing a useful storage cupboard, and a ground floor cloakroom. The triple-aspect living room is bright and spacious, featuring a charming fireplace and sliding doors that open onto a garden terrace-perfect for entertaining or relaxing.

The generous kitchen/breakfast room is fitted with a range of base and eye-level units, integrated dishwasher, and space for a freestanding cooker and fridge. Adjoining the kitchen is a practical utility room, while a separate dining room enjoys pleasant views over the rear garden.

Upstairs, the impressive principal bedroom is triple aspect and includes built-in wardrobes. There are two further well-proportioned double bedrooms, a family bathroom with shower over bath and wash basin, and a separate WC.

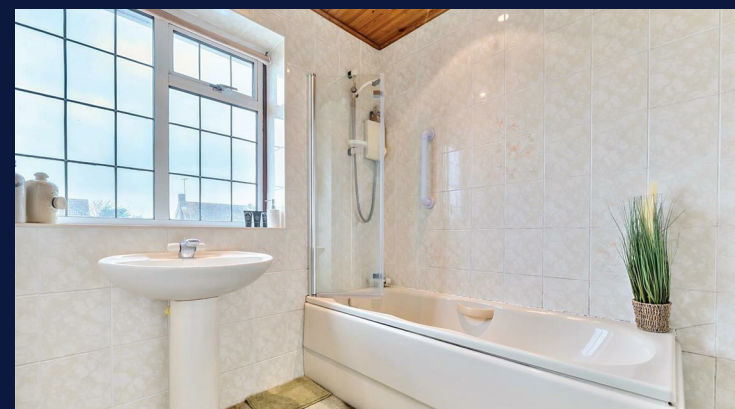
Externally, the property boasts a substantial rear garden with countryside views that is mainly laid to lawn with a large patio area, mature shrubs, summer house and established trees offering a high degree of privacy. The front garden features additional lawn space, decorative planting, and a gravel driveway with parking for multiple vehicles and additional vehicle/boat/caravan behind secure double gates.









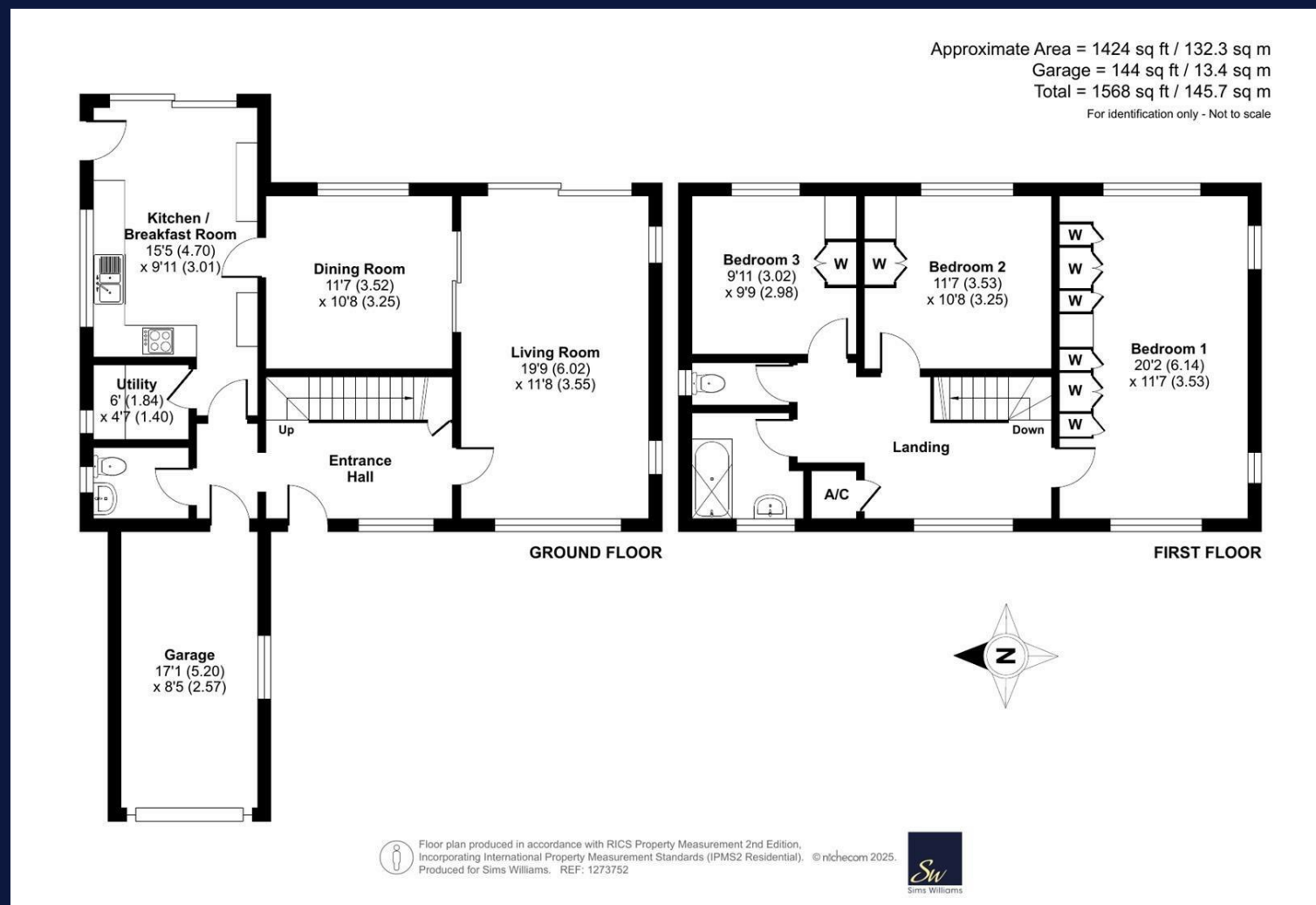




EPC Band - Current - E Potential - C

Council Tax Band F

Upon leaving Arundel onto the A27 towards East Preston, take the 4th and 3rd exit at the Clapham interchange roundabouts onto the A280, go straight over the second roundabout into Old Worthing Road. Crossing over the railway track to immediately turn left onto North Lane, continue along North Lane and where the road bends sharply to the right, go straight on by the fingerpost island into Golden Avenue and the property can be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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