



BRENNAN & CHATTERTON  
ESTATES

*Oceanways*

*WEST SUSSEX*







# Oceanways

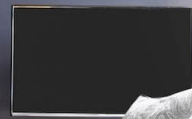
61 Coastal Road | East Preston

West Sussex | BN16 1SW

“A commanding sea front property on a prestigious maritime private estate with panoramic sea views.”

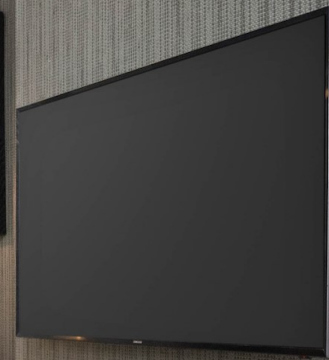






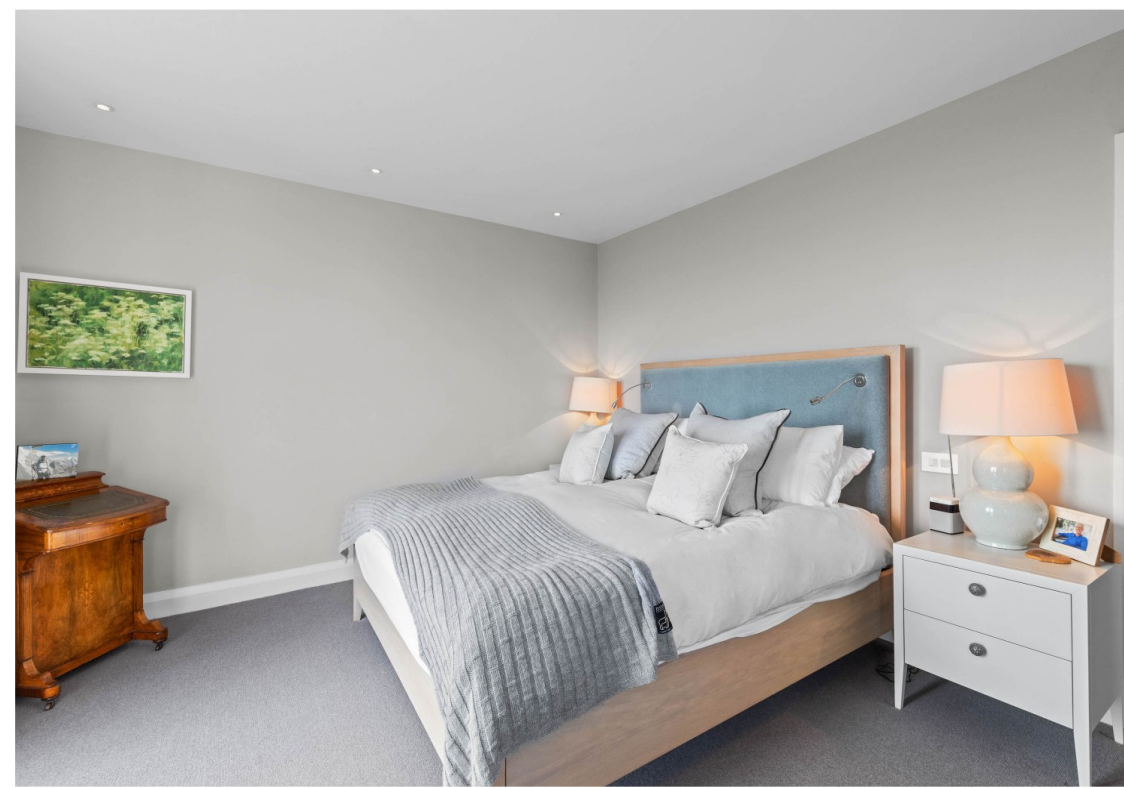




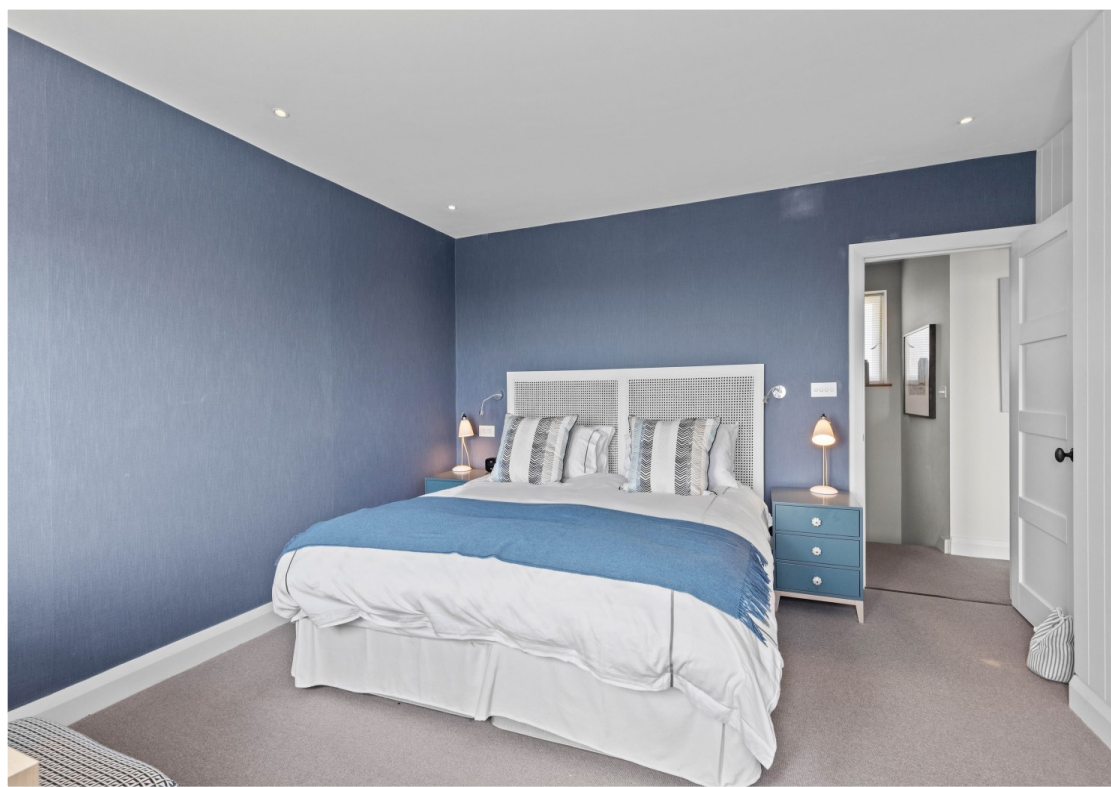












# The Property

Boasting uninterrupted sea views and opulent luxury interiors, this four-bedroom commanding beach front residence embraces coastal living at its finest. Located on one of the most prestigious private roads in Sussex, this exquisite property offers flexible accommodation of circa 3,000sq.ft., with principal rooms enjoying spectacular sea views. The landscaped south-facing garden benefits from a heated outdoor swimming pool, a sunk-in walled garden and direct access to the private greensward and onwards to the beach.

The entrance hall sets the tone for this indulgent property and leads to all principal rooms, including to the elegant reception area which boasts a striking central log-burner and access to the open plan family room which enjoys a triple aspect and stunning views across the garden and onto the beach. Double doors lead to the contemporary kitchen / dining room which provides a magnificent space for entertaining and benefits from patio doors to a private terrace. The kitchen has an array of superlative appliances, plenty of storage and a feature island. There is also a study, a cinema room, and a chic cloakroom on the ground floor.

There are four generously proportioned bedrooms on the first floor, all with uninterrupted sea views, a balcony and fitted storage. There are also three tastefully fitted bathrooms.

The south-facing landscaped grounds provide multiple areas for alfresco living including a sunken walled garden which offers exceptional sea views and an outdoor heated swimming pool. A gate leads from the garden to the private greensward and onwards to the beach. At the front of the property there is parking for several cars and there is an external utility room and storage room to the side.





## LOCATION

Located on the prestigious private West Kingston Estate, the property is only a short walk from the villages of East Preston and Rustington, which offer an array of shops, eateries and wine bars. Angmering mainline railway station is within walking distance and offers regular services to London Victoria in 90 minutes. The internationally renowned Goodwood Estate, the picturesque market town of Arundel and Brighton's fashionable Lanes are only a short drive away.

### Approximate Times

Beach - Direct Access

London - Train from 1 hr 28 to London Victoria

Brighton - Car from 30 minutes

### Destinations Nearby

Goodwood House

Arundel Castle

Petworth House

Golf at Angmering, Worthing, Chichester, Arundel

Chichester Harbour links to the Solent

Littlehampton Sailing & Boating

### Schools

Windlesham House

Dorset House School

Lancing College

Our Lady of Sion School

### Approximate Distances

Angmering - 2 miles

Rustington - 3 miles

Chichester - 16 miles

Brighton - 21 miles

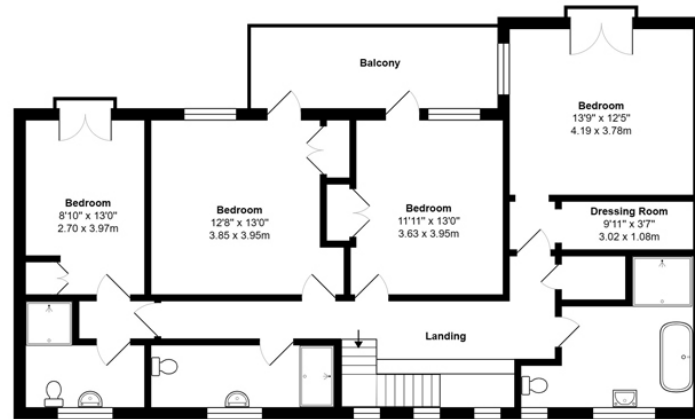
London - 65 miles

Gatwick - 35 miles

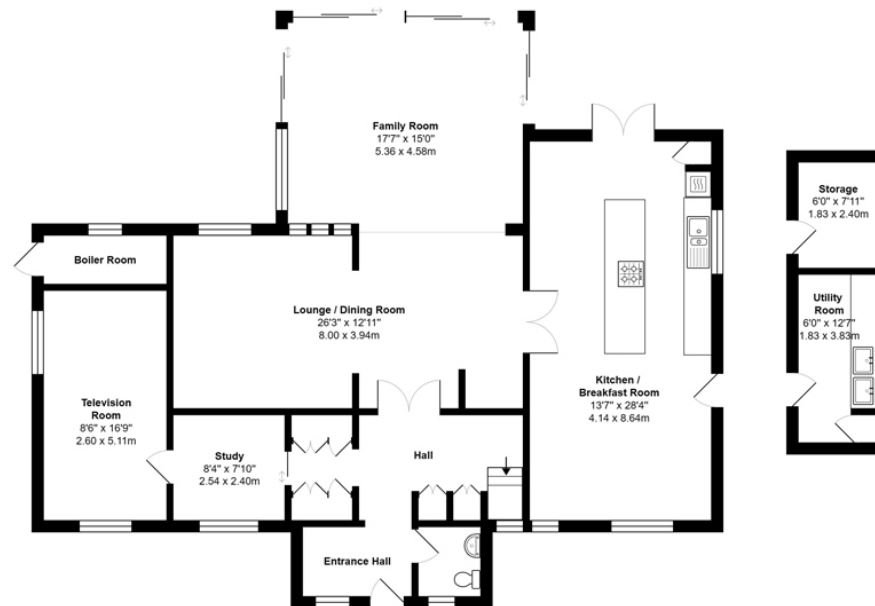
Heathrow - 65 miles







First Floor



Ground Floor

Total Area: 2815 ft<sup>2</sup> ... 261.5 m<sup>2</sup> (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2023

# Viewing Appointments

All viewings are strictly by appointment with  
Brennan & Chatterton Estates &  
Knight Frank

Nathan Brennan

01903 788882

[info@brennanandchatterton.co.uk](mailto:info@brennanandchatterton.co.uk)

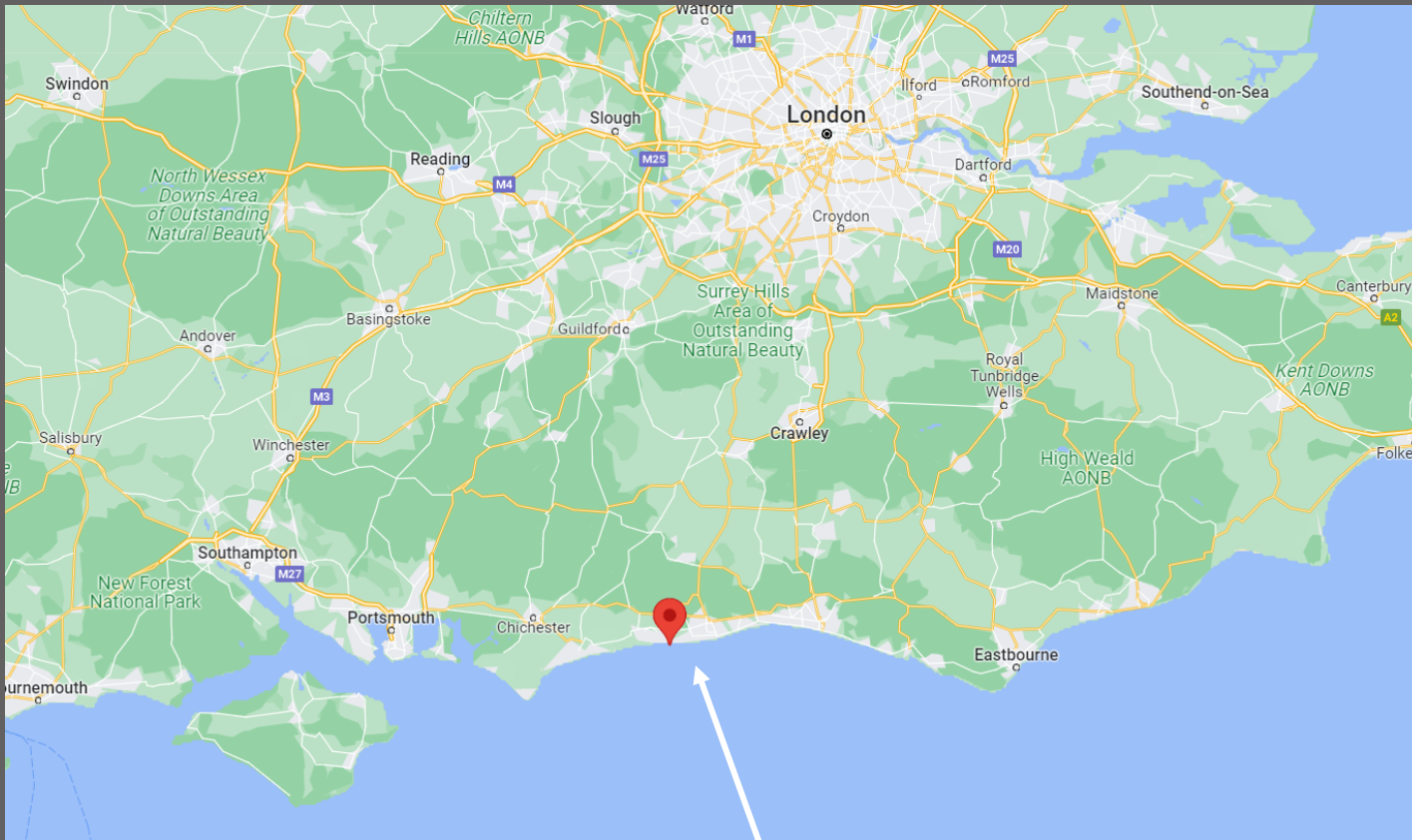


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