



BRENNAN & CHATTERTON
ESTATES





Stone Court

Kingston Gorse | East Preston

West Sussex | BN16 1SE

'A distinguished coastal residence of grand proportions and an air of decadence'

Immersed in mature and secluded grounds of over an acre, this opulent 8 bedroom property provides circa 7,500 sq.ft. of luxury accommodation and is located within metres of the beach.



























The Property

An imposing reception hall sets the tone for this stately property. The magnificent kitchen / breakfast room is crowned by a dramatic two storey atrium, framed by floor-to-ceiling glazing and overlooking the expansive west-facing terrace with a heated swimming pool. The Smallbone kitchen is a culinary masterpiece, featuring a statement central island, bespoke pantry and an array of superlative appliances designed for both function and flair.

Embracing a central fireplace and two sets of double doors onto a full-length south-facing veranda, the dual aspect drawing room offers an impressive area for relaxation or entertaining. An elegant dining room provides an ambient space for formal dining, and benefits from a triple-aspect bay window overlooking the rose garden and direct access to the wine room. Three further reception rooms, two cloakrooms, a comprehensive boot/utility room, an integral double garage and a boiler room complete the ground floor.

A grand staircase ascends to the first floor, where eight generously proportioned bedrooms are accessed from the spacious landing. Occupying the entirety of the southern elevation, the principal suite is currently configured to comprise two bedrooms, two luxurious bathrooms and a vast south-facing balcony with captivating views over the grounds and glimpses to the sea. There are six further bedrooms, all with fitted wardrobes, three stylish bathrooms and a large linen store on the first floor. A secondary staircase leads from the utility / boot room to a discreet section of the first floor which could, if desired, be utilised to provide for self-contained independent living, whether for family members, live-in staff or otherwise.

Set within over an acre of meticulously landscaped grounds, rarely does a property benefit from such seclusion, privacy and discretion. Immersed in an array of mature trees, hedges and architectural planting, there are multiple areas for entertaining and / or relaxing, often with the soothing backdrop of rolling waves at high tide. The outdoor amenities further include a large outdoor (heated) swimming pool, a structural summerhouse which could be utilised as a gymnasium / artist studio, extensive manicured lawns which are ideal for croquet and a plethora of discreet gardens including a rose garden, nature garden, and a formal sunken garden with seating. There is a 'boat house' on the property's southern-most boundary with gates leading across the private road to the beach, from where an array of water sports can be enjoyed. Double electric gates at the front of the property provide access to the driveway and double garage.

Occupying one of the largest plots within the exclusive Kingston Gorse Private Estate, this prestigious property is located in a rural setting on one of the most desirable stretches of the Sussex coastline. There are an array of local amenities in the charming coastal villages of East Preston and Ferring which are all within walking distance. Angmering Mainline Station is within a short drive of the property and offers regular services to central London in circa 90 minutes.

LOCATION

Located on the prestigious private Kingston Gorse 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 - less than a minute

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

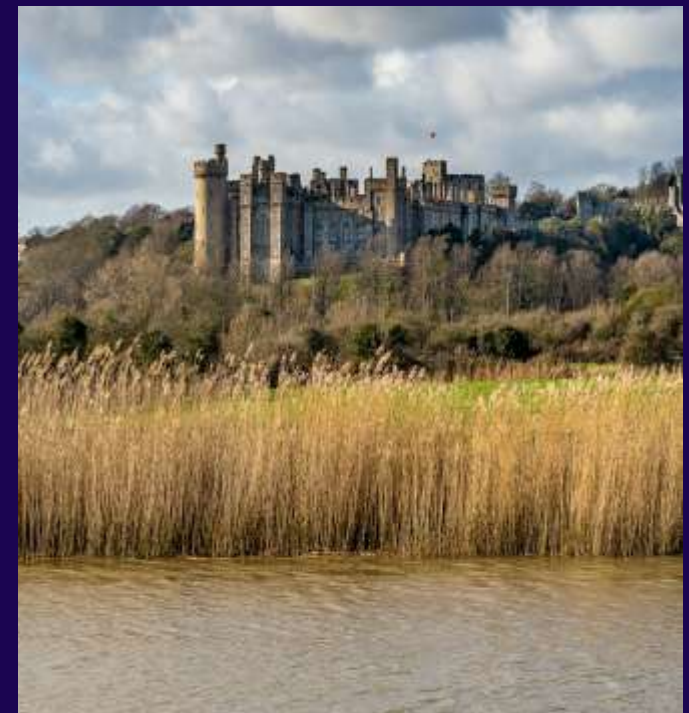
Chichester - 16 miles

Brighton - 21 miles

London - 65 miles

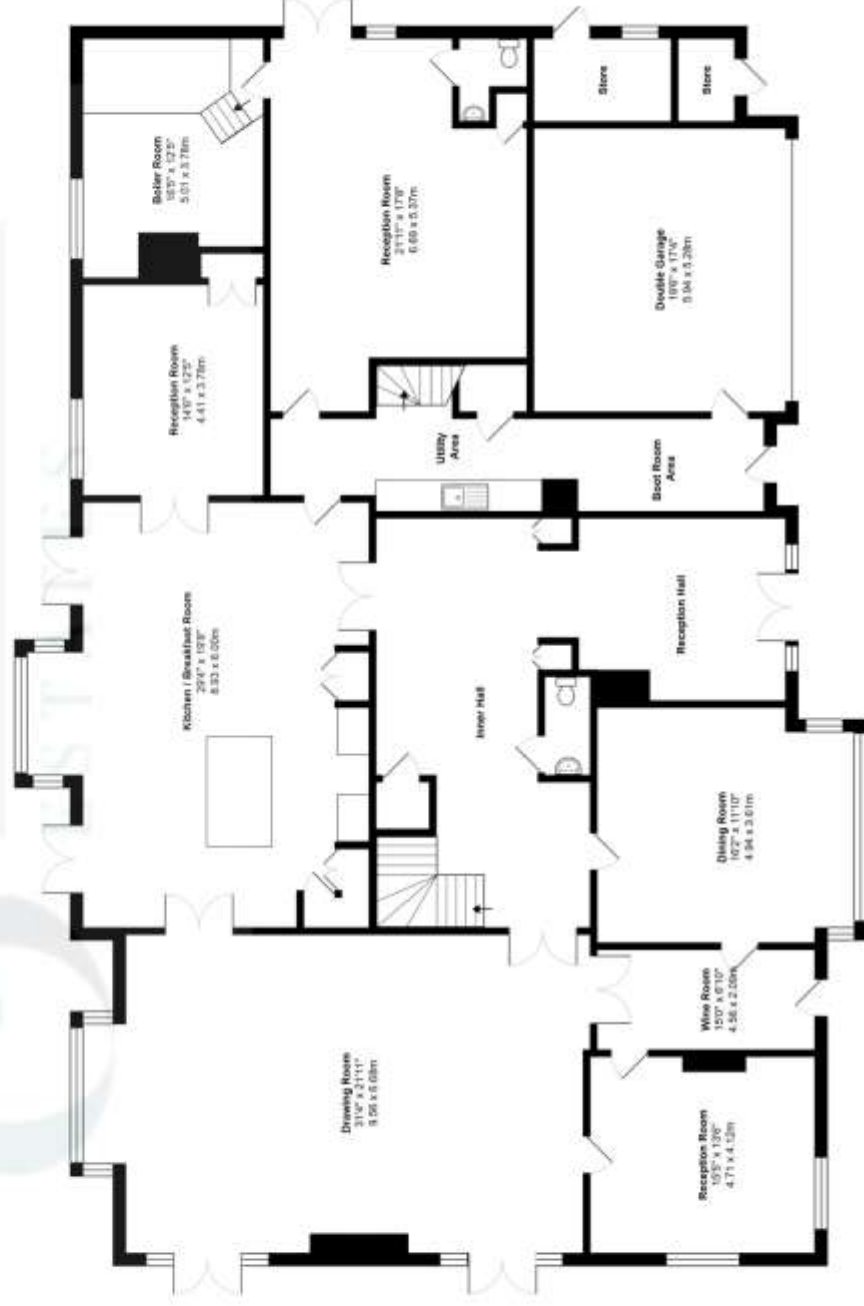
Gatwick - 35 miles

Heathrow - 65 miles





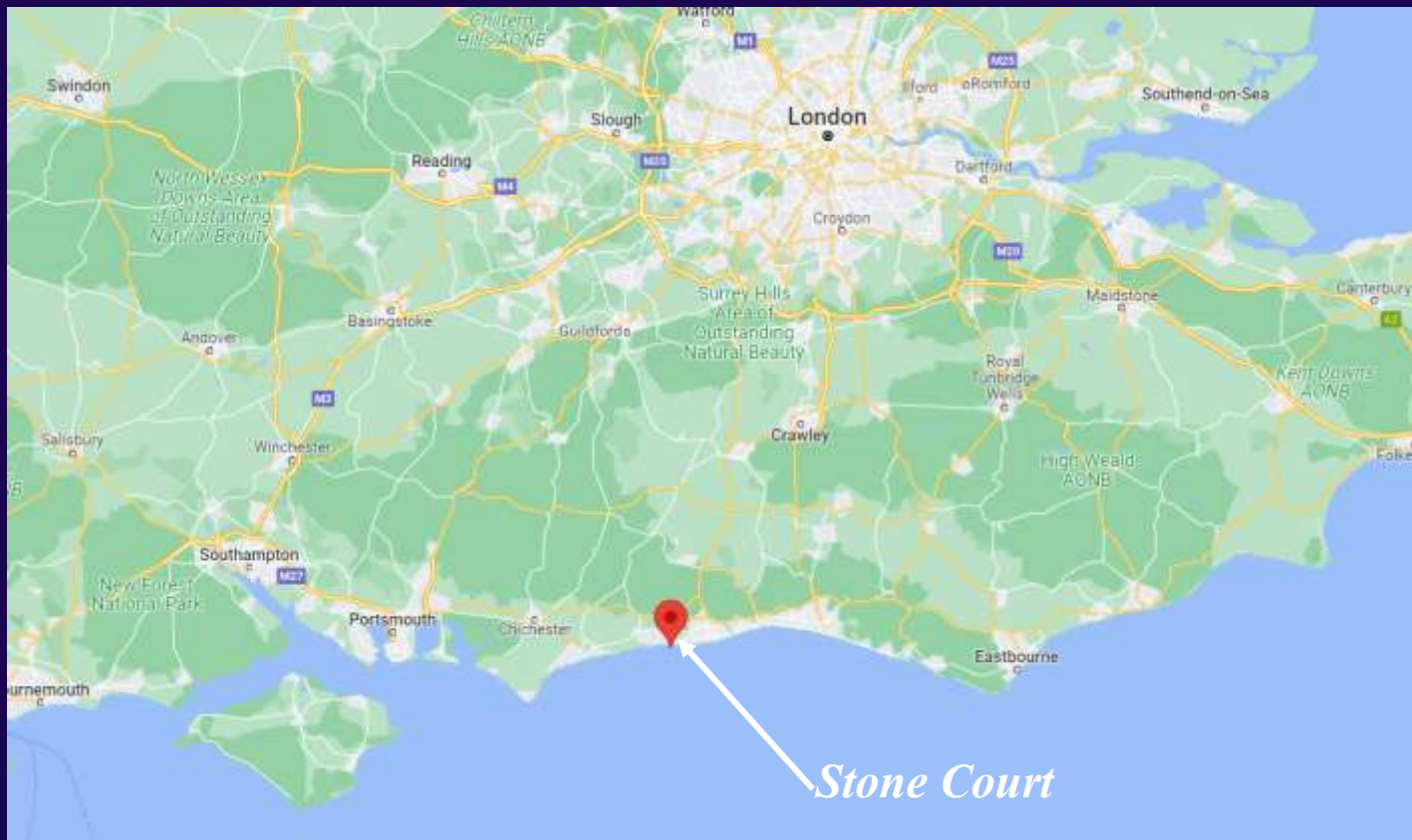
First Floor



Ground Floor

Total Approx. Floor Area 7483 ft² ... 696.2 m² (Including Double Garage, Excluding Balcony)

While every effort has been made to ensure the accuracy of the data presented here, management, its agents, and its subsidiaries make no warranty, representation or acknowledgment in connection with this information. This plan is for illustrative purposes only and should not be used as a basis for any prospective estimate. (Revised on 10/1/2008)



Viewing Appointments

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

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