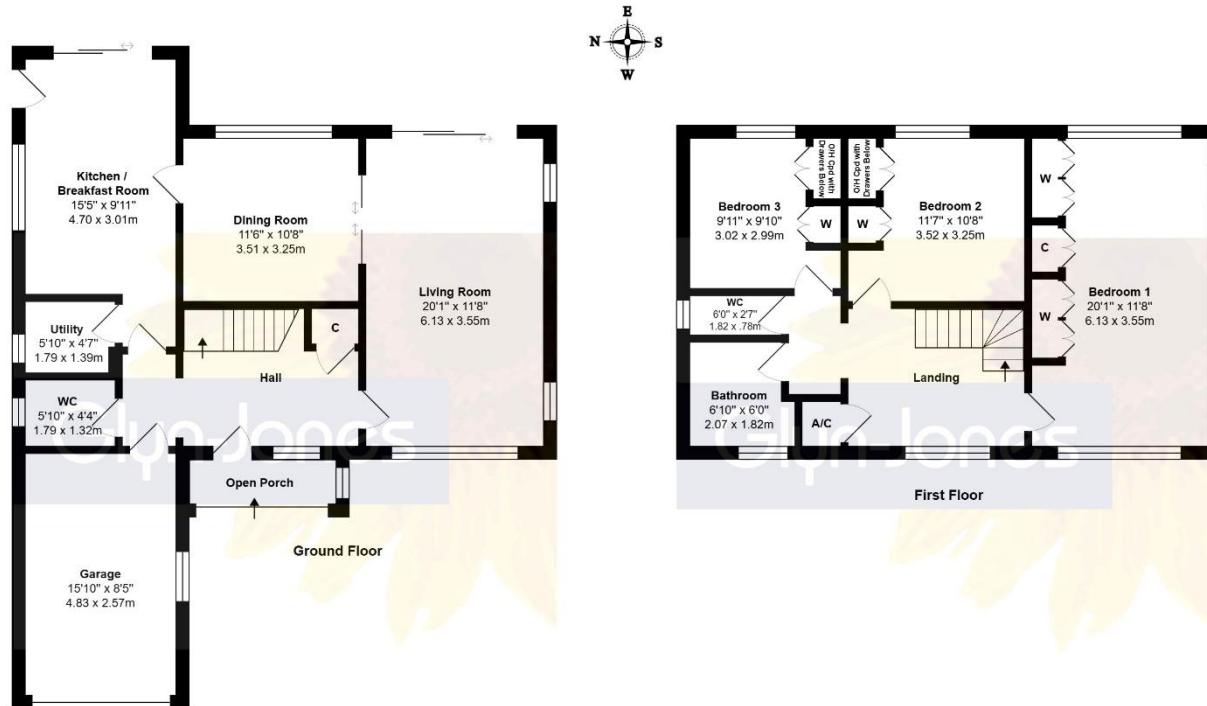


**Thurlestone, 59 Golden Avenue,
East Preston, West Sussex, BN16 1QX
£975,000 (Freehold)**

Glyn-Jones



Total Area: 1632 ft² ... 151.7 m² (Includes Garage)

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 Jim 2024

Tenure: Freehold
Private Estate Fee: £285.69 (2024)
Energy Efficiency Rating: E
Council Tax Band: F



Offered to the market for the first time in almost 50 years is this elegant, detached residence, delightfully situated on a superb plot within the highly regarded West Kingston Estate.

Boasting wonderful views over fields immediately to the rear, coupled with the benefit of NO ONWARD CHAIN, this is an unmissable opportunity.

Briefly described, this spacious and well-maintained family home boasts, on the ground floor, a welcoming parquet-floored entrance hall that leads to a bright, triple-aspect sitting-room, then on to a dining-room and through to a kitchen/breakfast room - all with views of the beautiful rear garden and field beyond. As well as a utility room, there is also a ground-floor cloakroom.

Upstairs, a sizeable landing leads to a generous triple-aspect main double bedroom, and a further two double-bedrooms - all have built-in storage and views of the striking garden and countryside beyond. Furthermore, there is a bathroom with shower, and a separate adjacent WC.

This desirable property boasts glorious gardens to the front and rear, mainly laid to lawn, with an array of well-stocked borders, a full-width rear patio for relaxed al fresco dining, a summerhouse, and stunning views.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
 01903 770095
 rustington@glyn-jones.com

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



Rustington Office
 01903 770095
 www.glyn-jones.com

Thurlestone, 59 Golden Avenue, East Preston, BN16 1QX

£975,000 (Freehold)



This charming home is further complemented by gas central heating, leaded-light-style double-glazing, an integral garage with an electric 'up & over' door and internal access to the hall, as well as a considerable driveway, which can accommodate several cars, but also extends beyond secure double gates, enabling further parking.

The private estate setting is a further outstanding quality, with a picturesque greensward and beach at the end of the road, which is found within approximately 400 yards. East Preston's charming village centre, with a range of useful amenities and attractive eateries, is a mere half a mile away.

Buses and trains are within easy reach - the renowned Coastliner 700 bus route operates through the village, whilst Angmering mainline railway station is just over 1 mile in distance.

Schools for all ages lie a short distance from the property, including the village Infant and Junior schools (approx. 0.5 miles), and the Angmering secondary school with sixth form (approx. 1.5 miles).

Rustington village, with its numerous independent shops, as well as a Waitrose, and other well-known retailers, lies some two miles from the property, as do local golf and health clubs.

