

**Little Haven, Golden Acre,  
East Preston, West Sussex, BN16 1QP  
£995,000 - Freehold**

**Glyn-Jones**



**1920's 'Arts & Crafts' Detached House | Four Bedrooms | Two Bathrooms | Spacious Living Room With Inglenook Fireplace | South Facing Garden | Dining Room | 17'2 Kitchen / Breakfast Room | Integral Garage With Electric Roller Door | Angmering-On-Sea Private Estate | Close Proximity To Seafrost**

A rare gem within the prestigious Angmering-on-Sea Private Estate, this striking 1920's 'Arts & Crafts' detached house is a true family sanctuary. With four bedrooms, two bathrooms, and an en-suite shower room, this stunning property boasts a wealth of charming features.

As you approach, you will be greeted by a beautiful wisteria plant adorning the front of the house, displaying its stunning mauve flowers in late Spring. The elegant green tiled roof and matching fixed window shutters epitomize the timeless character of this period home.

Step inside to discover the L-shaped living room, complete with an inglenook fireplace and oak parquet flooring. There are sliding / opening doors that divide the living room with a south facing dining room, as well as a sun room that overlooks the garden. The spacious kitchen/breakfast room features a large larder cupboard and provides access to a covered passage leading to the front and back of the property.

Property Information

Tenure - Freehold

Council Tax Band - G

Energy Efficiency Rating – E53

WITH OVER...



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 carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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Location – Located just a few hundred yards from East Preston seafront and greensward, residents can enjoy the beauty of the coast just a stone's throw away. Angmering mainline railway station, offering direct routes to London Victoria, is within a mile, making commuting a breeze.

Additionally, the charming East Preston village is only a quarter of a mile from your doorstep, providing convenient access to local amenities and restaurants.



Upstairs, the four bedrooms offer comfort and privacy, while the galleried landing adds to the feeling of space and grandeur. Outside, the south-facing garden features a patio, lawn area, and various shrub borders, perfect for outdoor entertaining or relaxation. Overall, the property is situated on a plot of 0.12 acres (485.62 sq.metres).

Don't miss the opportunity to experience the timeless elegance and convenience of this exceptional property. Contact us now to arrange a viewing and make this stunning house your new home.



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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