



2 Golden Avenue Close
East Preston
West Sussex, BN16 1QS

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A substantially extended detached family house, constructed circa 1950 and favourably located close to the seafront on a prestigious private no through road.

The well-planned accommodation comprises in brief; three reception rooms and four bedrooms, with two bathrooms. There is a very spacious L-shaped kitchen/dining room, ground floor cloakroom and large integral garage with utility area.

Recent refurbishment includes, a contemporary fitted kitchen and stylish modern bathrooms. The property enjoys gas fired central heating and uPVC double-glazing.

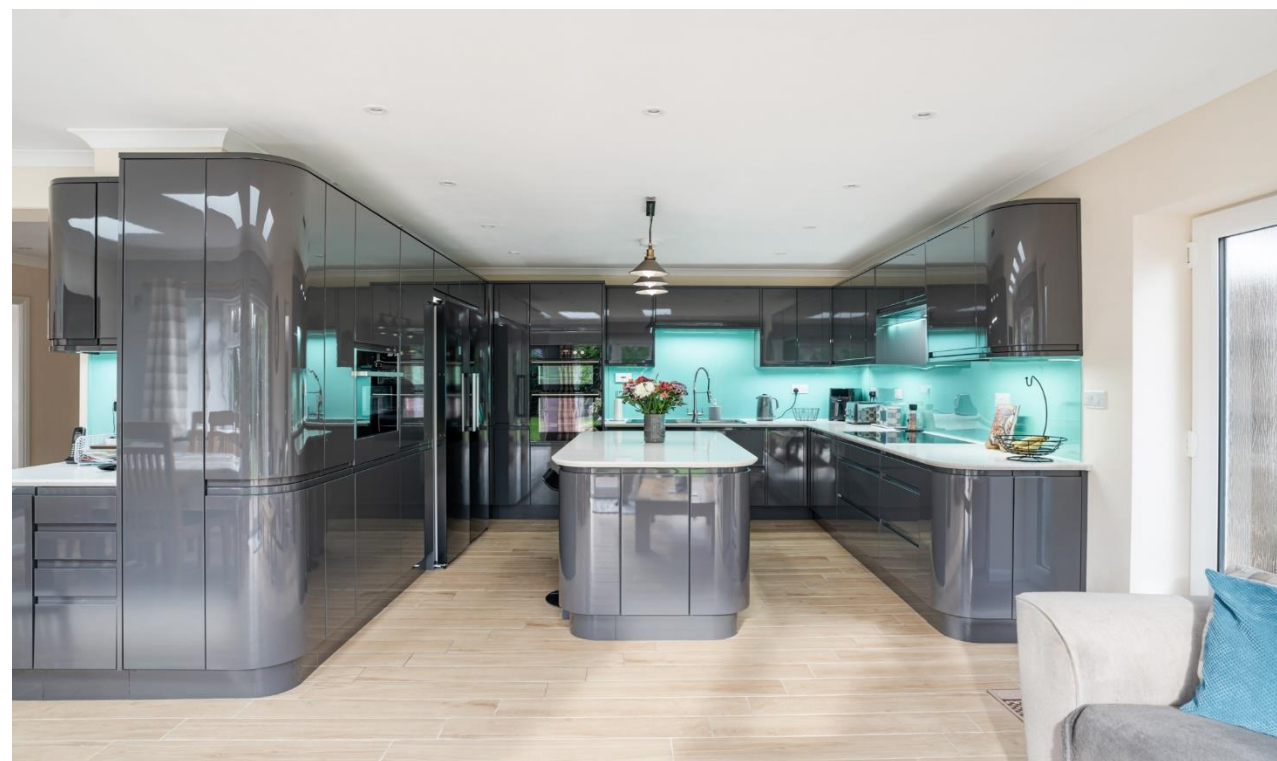
Externally there is an attractive mature garden and ample off-road parking for several vehicles.

Golden Avenue Close is a quiet cul-de-sac situated within a few hundred yards of the foreshore and seafront greensward, providing pleasant walks along the coastline. The popular Bluebird Café can be found within approximately one mile.

East Preston village centre is located within just half a mile on foot. The village offers extensive amenities with cafes, restaurants, library, churches, doctors' surgery and a convenience store. Extensive leisure activities include golf at Angmering and Rustington, tennis at Angmering on Sea, and sailing at East Preston. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Rustington village can be found within a couple of miles and provides more extensive shopping with Waitrose Supermarket, and a wide range of national and independent retailers.

£1,200,000 - Freehold





Accommodation

A part glazed front door opens to a spacious entrance hall with under-stair cupboard and further generous storage cupboard, wood effect tiled flooring and access to the integral garage with useful utility area. There is a ground floor cloakroom fitted with a white suite and tiled flooring. The dual aspect sitting room of 20'10 in length, has a feature limestone fireplace with log burning stove. A squared opening leads to a snug/TV room with two Velux windows and double casement doors providing access to the garden.

Opposite the sitting room is a further room ideal as an office/play room with a square opening to the kitchen/dining/family room, a bright and spacious space with four Velux windows and enjoying a pleasant outlook over the rear garden. There is ample space for dining table and seating areas. The kitchen is fitted with contemporary high gloss Shaker style units providing extensive storage with quartz worktops. There is a 1 ½ bowl sink unit, Siemens induction hob with extractor unit above, eye level double gas oven, space for double fridge and freezer, Neff dishwasher and Neff combination oven/microwave and central island unit with matching quartz top providing additional storage. Double casement doors provide access to the rear garden.



On the first floor, there is a spacious landing, with recessed airing cupboard and access to the part boarded loft space. The principle bedroom features an en-suite shower room with shower unit, WC, wash hand basin set in to vanity unit with part tiled walls and floor. There are three further double bedrooms, two of which benefit from a dual aspect. The contemporary style bathroom has been recently refitted with shower cubicle, freestanding bath, wash hand basin in wood effect vanity unit, further useful storage unit, heated towel rail, shaver point, part tiled walls and tiled flooring.

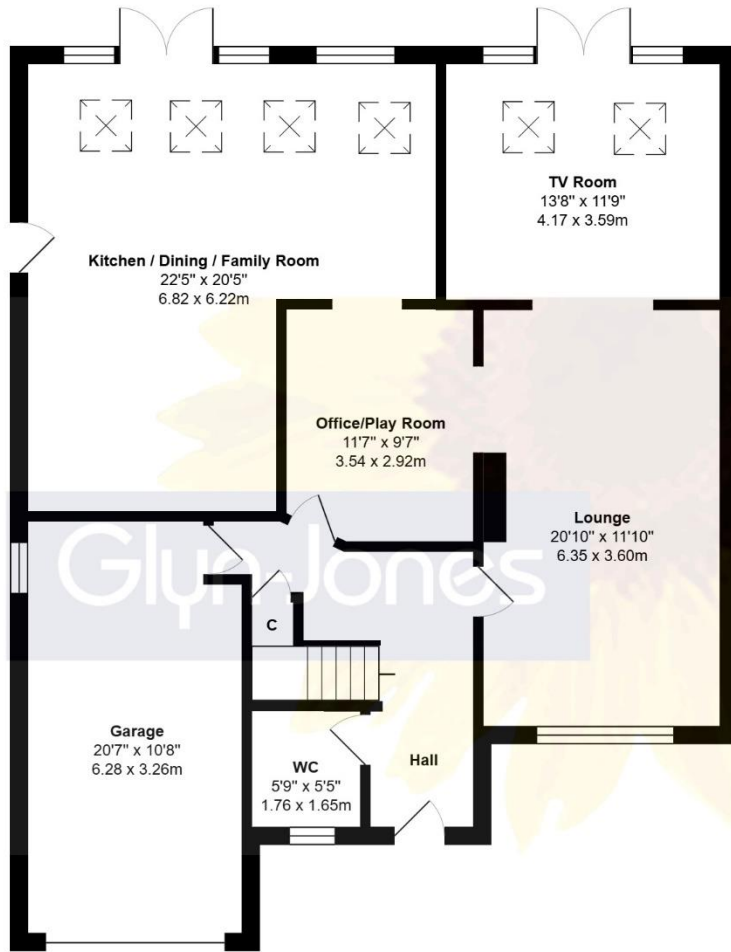
Outside

There is a delightful rear garden mainly laid to lawn, with well-stocked borders and an abundance of mature bushes and shrubs, all well-enclosed by timber fencing. A full width patio provides a generous seating area. There is a covered log store, outside lighting, water tap, gated side access and a useful glazed store measuring 15'1 x 6'5 with light and power.

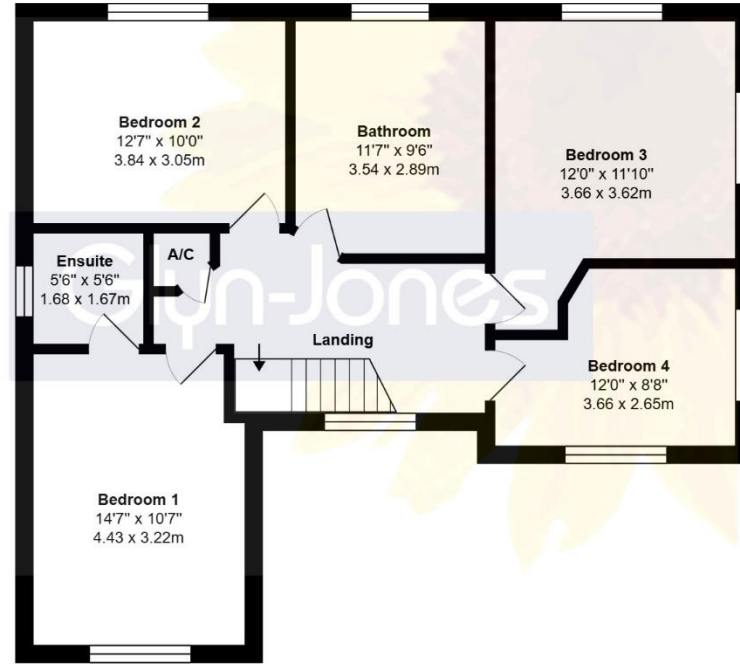
To the front of the property, a large driveway gives access to the garage and provides ample off-road parking. The front garden comprises a shaped lawn with mature trees and bushes providing screening, it is enclosed by fencing and wrought iron gates

There is a large **Integral Garage** of 20'07 in length with remotely operated electric door, power and light.





Ground Floor



First Floor

Council Tax Band: F

Energy Performance Rating: D

Total Area: 2147 ft² ... 199.5 m²

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

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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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