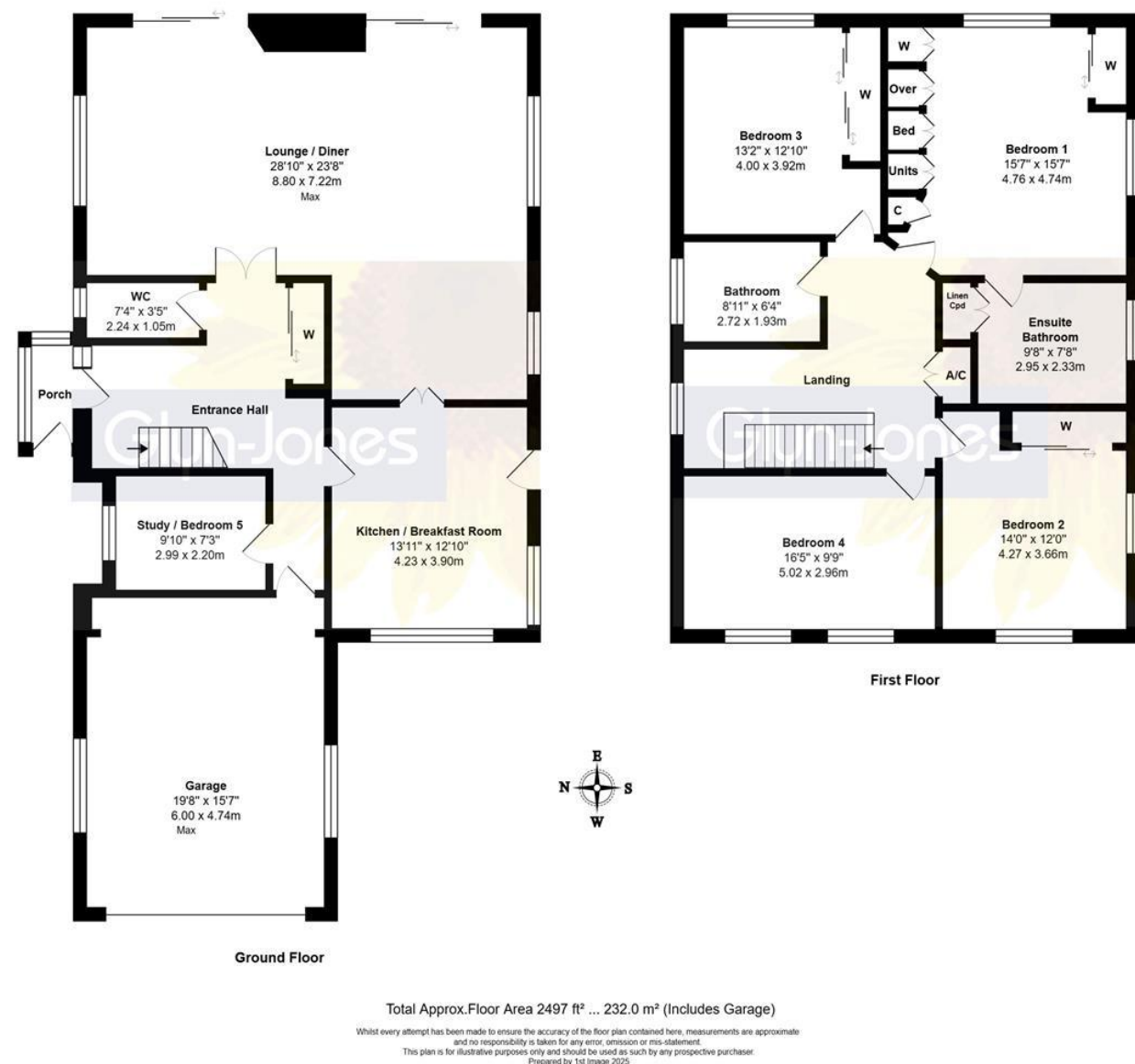




Council Tax Band: G
Energy Efficiency Rating: C - 79
Private Estate Fee: £357.58 per annum
2025/26



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

**77 Golden Avenue, East Preston,
West Sussex, BN16 1QU**
£910,000 (Freehold)

Glyn-Jones



Introducing this exceptional four bedroom detached house located within the highly sought after West Kingston Estate. Boasting just under 2,500 sq ft of living space, this property is offered to the market for the first time since new.

Upon entering, you are greeted by an inviting entrance hall leading into an impressive triple aspect lounge/dining room that overlooks the beautiful gardens. The ground floor also features a double aspect kitchen/dining room, a study, and a ground floor cloakroom.

Upstairs, the bright and roomy landing leads to four spacious double bedrooms, the larger of which boasts a lovely double aspect, complete with a range of built-in wardrobes and spacious en-suite bathroom incorporating both a Whirlpool Jacuzzi bath and shower. There is also a separate family bathroom with shower facilities over the bath.

Occupying a sizeable plot, the gardens are truly impressive and feature an abundance of mature trees and shrubs, summerhouse (10'6 x 6'6), greenhouse, (both with power), large pond with water feature, paved seating area, a variety of fruit trees and useful storage sheds. The private driveway provides parking for several vehicles and leads to a double garage with light and power.

Additionally, the property benefits from solar panels that generate an income of approximately £2,000 per annum through the Feed-in Tariff scheme for the next ten years, gas fired central heating. In addition the property is fully double glazed, with supplementary triple glazing to most rooms.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

77 Golden Avenue, East Preston, West Sussex, BN16 1QU
£910,000 (Freehold)



“delightful family home, occupying an impressive plot in this highly desirable location”

The property is situated on the highly desirable West Kingston Estate within a few hundred yards of the foreshore and seafront greensward, providing pleasant walks along the coastline. The Beach Café and mobile beach sauna can be found within half a mile, whilst 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 a vibrant community with an active committee that organises an annual Village Festival for a week every June. Extensive amenities include cafes, restaurants, library, churches, doctors and dental surgeries, hairdresser, physiotherapist and two convenience stores. East Preston Infant and Junior schools are situated nearby, with The Angmering School located within approximately two miles.

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.

