



## White Gables

42 Angmering Lane, East Preston,  
BN16 2TA

**Glyn-Jones**  
& COMPANY



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A large detached executive style property located on the prestigious private Willowhayne Estate being close to the beach and greensward and the village of East Preston.

White Gables has spacious and versatile accommodation and is well presented throughout comprising three/four bedrooms – one on the ground floor with en-suite, a further two en-suites and cloakroom.

On the ground floor there is a large living room, separate dining room/bedroom, kitchen with family room leading to the garden, utility room and office. To the first floor there are two bedrooms both with en-suites.

There is an attractive rear garden with an Indian sandstone patio and to the front there is ample off road parking with a double garage with large storage above with potential to make a further bedroom/annex.

The Willowhayne Private Estate is considered highly desirable and has gated access at weekends to increase the security and privacy There is direct beach access from various points on the estate.

East Peston is a thriving coastal village with local shopping and numerous activities with a strong community spirit. More extensive shopping can be found at Rustington, which is approximately two miles distant.

**£925,000**





## Accommodation

Regency style front door to:-

### SPACIOUS HALLWAY 22' 7" x 8' 7" (6.89m x 2.64m)

Radiator; two cloaks cupboards; light oak wood flooring; stairs to first floor landing.

### CLOAKROOM

Wash hand basin in vanity unit with double cupboard under; further cupboard; low level WC obscure glazed window; tiled flooring; heated towel rail ; spot lights.

### LIVING ROOM 23' 4" x 12' 10" (7.11m x 3.91m)

Approached via a Regency style door; east aspect; UPVC double glazed French doors to rear garden; feature limestone fireplace with matching hearth and fitted electric fire; UPVC double glazed window; two radiators; glazed door to:-

### OFFICE 13' 3" x 8' 2" (4.04m x 2.49m)

East/West aspect; UPVC double glazed windows.

### DINING ROOM 10' 8" x 10' 7" (3.25m x 3.23m)

Approached via archway from hall; double aspect; radiator .

### KITCHEN 14' 11" x 12' 0" (4.55m x 3.66m)

A range of cream Shaker style wall and base mounted units with wood effect trim; wood block work surface; Bosch oven and microwave; four burner induction hob; Franke stainless steel extractor hood; inset one and half bowl single drainer acrylic sink with mixer tap, fresh water and an instant hot water tap; larder style cupboard; Neff integrated dishwasher; integrated fridge/freezer; wine rack; plinth heater; tiled flooring; breakfast bar area; opening to:-

### FAMILY ROOM, 17' 3" x 15' 1" (5.26m x 4.6m)

East & South aspect; high level vaulted ceiling; French doors to Indian sandstone patio; door to double garage.

### UTILITY ROOM 8' 11" x 5' 5" (2.72m x 1.65m)

Work surface; single drainer stainless steel sink; tiled splash back; space and plumbing for washing machine and tumble dryer; space for tall fridge/freezer; Worcester Bosch mounted boiler supplying domestic hot water and gas central heating; wall mounted cupboard; tiled flooring; glazed door to rear garden.

### GUEST BEDROOM THREE 12' 9" x 13' 11" (3.90m x 4.26m)

West aspect; two fitted wardrobes; door to:-

### EN-SUITE SHOWER ROOM

Corner shower with fitted gravity shower head; part tiled walls; port hole window; tiled flooring; extractor vent; pedestal wash hand basin; low level WC.

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE 12' 10" x 11' 7" (3.91m x 3.53m)

(measurement excludes wardrobes)

South aspect; two large built-in wardrobes with folding doors; small cupboard; door to loft space; door to:-

### EN-SUITE SHOWER

Double shower; wash hand basin with cupboard under; back to wall WC; tall ladder towel radiator; fully tiled walls extractor vent; spot lights; tiled flooring; access to loft space.

### BEDROOM TWO 14' 10" x 14' 1" (4.52m x 4.29m)

West aspect; double fitted wardrobes; double glazed window; door to:-

### EN-SUITE BATHROOM

Bath with shower unit over; low level WC; pedestal wash hand basin; white tiles; wood effect laminate style flooring; heated towel rail.





**DOUBLE GARAGE 18' 7" x 16' 1" (5.66m x 4.9m)**

Electric roller shutter door; power and light; pull down loft ladder from hatch to:-

**STORAGE ABOVE GARAGE 18' 7" x 16' 1" (5.66m x 4.9m)**

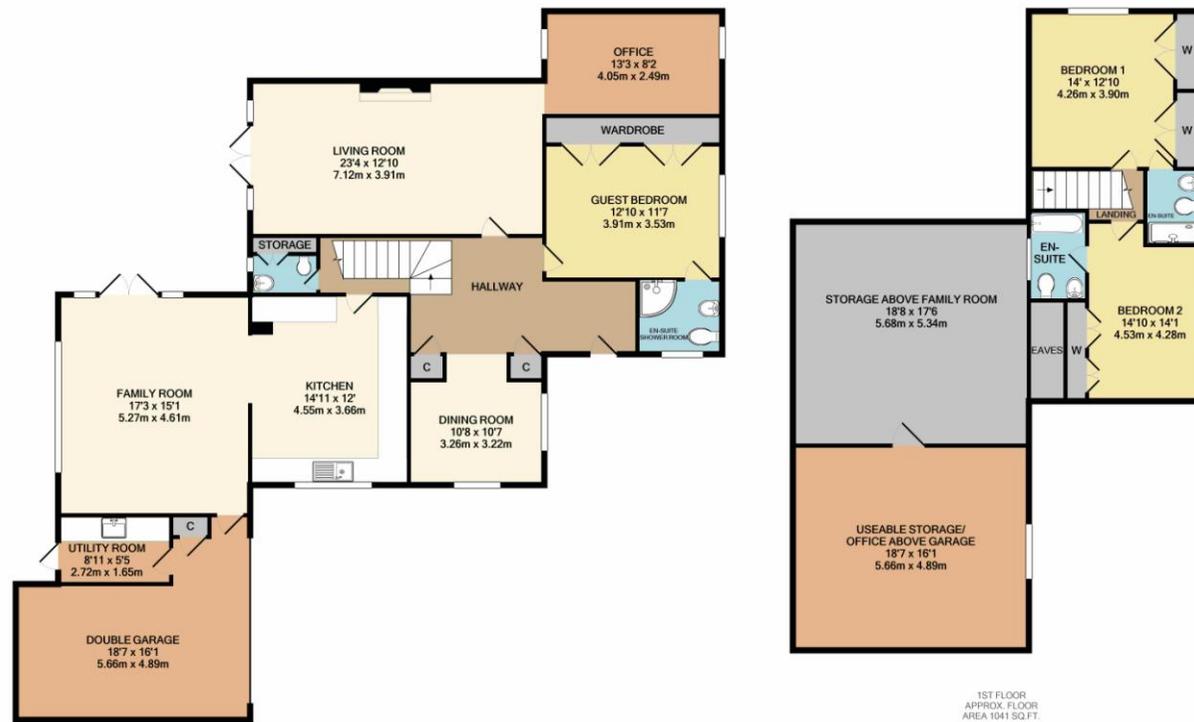
There is a room above the garage with potential to

make a further bedroom/annex.

**GARDENS**

East aspect; attractive garden with Indian sandstone patio; mainly laid to lawn with mature shrubs and trees; summerhouse; timber panel fencing and hedging.

To the front garden there is extensive off road parking with hedging



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Council Tax Band - G  
Energy Efficiency Rating Band - TBC

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