



Golden Avenue, East Preston, West Sussex, BN16 1QU
£1,325,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- CHAIN FREE
- Recent Turnkey Refurbishment & Enlargement, Move Straight In
- Hubble Designed Leicht Kitchen
- Premium Miele Appliances Throughout Kitchen
- Detached Four Double Bedroom House
- 3 Bathrooms With luxurious Design Led Fittings
- Large Driveway Parking & Garage
- Substantial Wide Plot With Further Potential
- Fabulous Low Maintenance Garden & Access To Private Walks
- Close To East Preston Beach & Village

Introducing Mayfair — an exceptional family residence presented by Jacobs Steel offered CHAIN FREE, set on the prestigious private road of Golden Avenue, within the exclusive West Kingston Sea Estate in East Preston.

This beautifully appointed home offers a flawless blend of elegance and contemporary design, presented in true turnkey condition. With meticulous attention to detail and premium finishes throughout, Mayfair stands as one of the most exquisitely finished homes currently on the market.





Jacobs Steel welcomes you to Mayfair, an outstanding family home located on the prestigious private road of Golden Avenue, within the highly sought-after West Kingston Sea Estate in East Preston. Set just moments from the beach, this beautifully appointed residence offers luxurious, turnkey living with design-led interiors and meticulous attention to detail throughout — easily one of the finest finished homes currently on the market. Having recently undergone a comprehensive program of refurbishment and enlargement, Mayfair offers the rare opportunity to move straight in and enjoy an effortless coastal lifestyle. The interiors are bathed in natural light and finished in a contemporary coastal palette, blending style and function seamlessly. Every inch of this home has been thoughtfully designed with future-proof living in mind. Crafted using the highest quality materials, features include full aluminium glazing throughout, bespoke fitted cabinetry, and luxury fittings such as top-tier built-in appliances from Miele (all Generation 7000) and sanitary ware including Roca, Roper Rhodes & Zaneti Architect. Lighting throughout the property has also been thoughtfully designed.

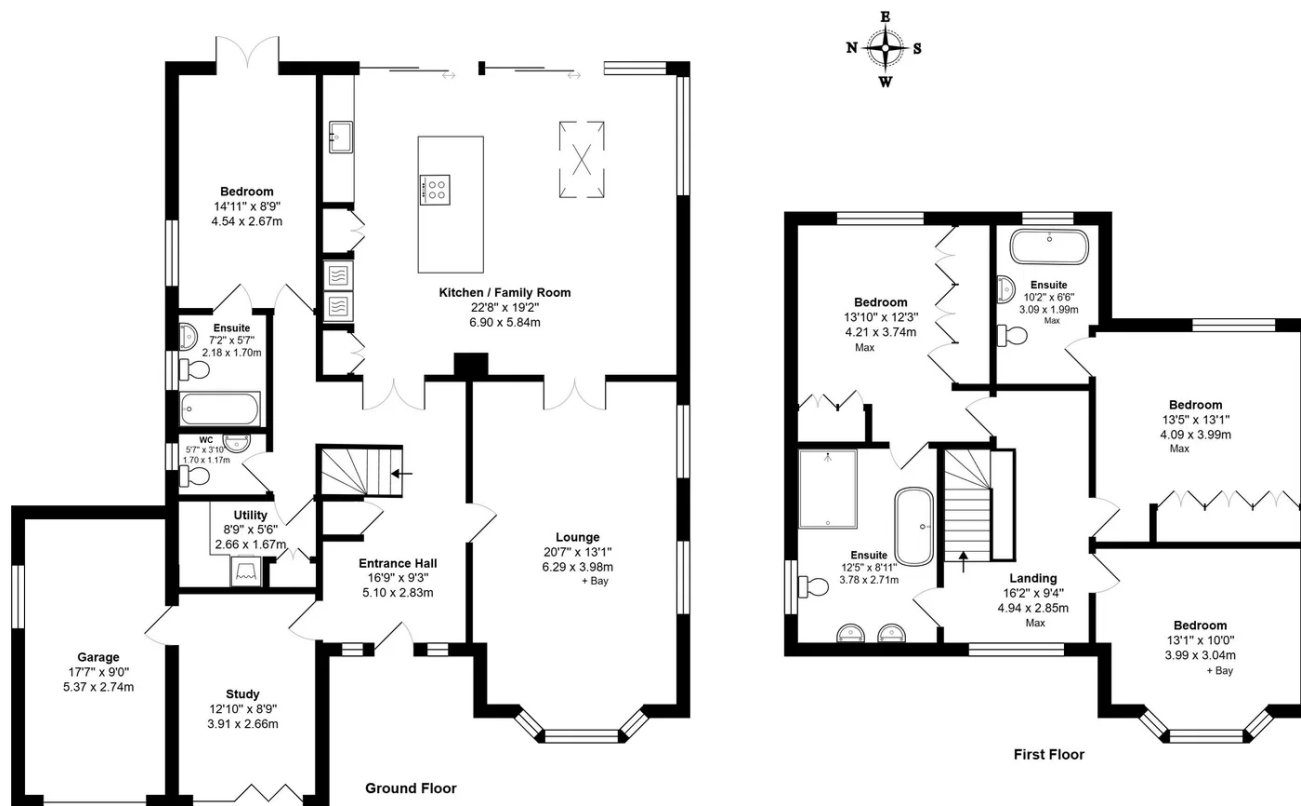
Stepping inside, you're welcomed by a striking hallway featuring a Karndean herringbone parquet-style floor that continues throughout the main ground floor entertaining spaces, setting the tone for the refined interiors to come. The hallway also includes a bespoke framed staircase with storage beneath and views straight through to the garden via elegant black-framed Manhattan style glazed doors.



At the heart of the home lies the show stopping Hubble-designed kitchen diner showcasing Leicht cabinetry throughout. The space is flooded with natural light from oversized sliding doors and a large flat roof light. With a chic matte finish and clean lines, this kitchen has been expertly planned for both entertaining and everyday living. Miele appliances throughout include a full size combination steam oven and full size oven – both ovens are self cleaning. Full height fridge and freezer, vented induction hob, twin full size gourmet drawers, dishwasher and a Quooker boiling water tap. The vast central island incorporates generous storage and informal seating — the true hub of the home complimented with zone controlled lighting. Double-glazed doors open into a generous west-facing reception room, also accessible from the hallway. This adaptable space is perfect for entertaining on a grand scale or closing off for cosy evenings in — all benefitting from the continuous Karndean flooring, offering both elegance and practicality. A stylish study with glazed doors leads to the integral garage which houses the boiler.

A ground-floor double bedroom, highly sought after for multi-generational or future-proof living, opens directly onto the garden via French doors and includes a beautifully appointed en-suite in a striking black and white palette.

A sleek cloakroom and fully equipped utility room with space for appliances and a wall mounted Miele vacuum, fitted cabinetry and sink presented in a black and white palette round out the ground floor amenities.



Total Area: 2300 ft² ... 213.7 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 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.