



**Coastal Road, East Preston, West Sussex, BN16**  
**£3,000,000**



**Property Type:** Detached House

**Bedrooms:** 5

**Bathrooms:** 5

**Receptions:** 3

**Tenure:** Freehold

**Council Tax Band:** G

- Prestigious beachfront position on the highly sought-after West Kingston private estate
- Direct access to the beach with uninterrupted sea views from principal rooms
- Substantial detached residence extending to approximately 4,219 sq. ft. (inclusive of garage)
- Five generous bedrooms, including luxurious principal suites with dressing rooms and en-suite facilities
- Magnificent sea-facing balcony providing the perfect setting to enjoy the coastal outlook
- Exceptional 41ft open-plan kitchen, dining and family room designed for modern living and entertaining
- Elegant reception hall complemented by multiple reception spaces, including a formal sitting room, dining room and snug
- Beautifully presented throughout, offering a turnkey opportunity with stylish and versatile accommodation
- Ample private parking, garage and attractive landscaped gardens designed for low-maintenance coastal living
- Moments from East Preston village, with its excellent selection of cafés, restaurants, shops and convenient transport





Jacobs Steel East Preston is proud to present this truly exceptional beachfront residence, occupying a prime frontline position on the exclusive West Kingston Private Estate. Enjoying uninterrupted sea views, direct access to the beach and beautifully remodelled accommodation extending to approximately 4,200 sq ft, this remarkable home represents coastal living at its very finest.

Set behind twin electric gates and approached via an extensive carriage driveway, the property immediately conveys a sense of quality, prestige and arrival. Having undergone an extensive programme of renovation and improvement, the home is presented in immaculate, turnkey condition throughout, with every detail carefully considered to create a sophisticated yet welcoming family home.

The reception hall provides a stunning introduction, drawing the eye through the property towards the ever-changing seascape beyond. The centrepiece of the home is a magnificent open-plan kitchen, dining and living space, perfectly designed for modern family life and entertaining on a grand scale. The bespoke Shaker kitchen is centred around a substantial island and breakfast bar and is complemented by a full range of integrated appliances, whilst expansive glazing ensures the spectacular coastal backdrop remains the focal point throughout.

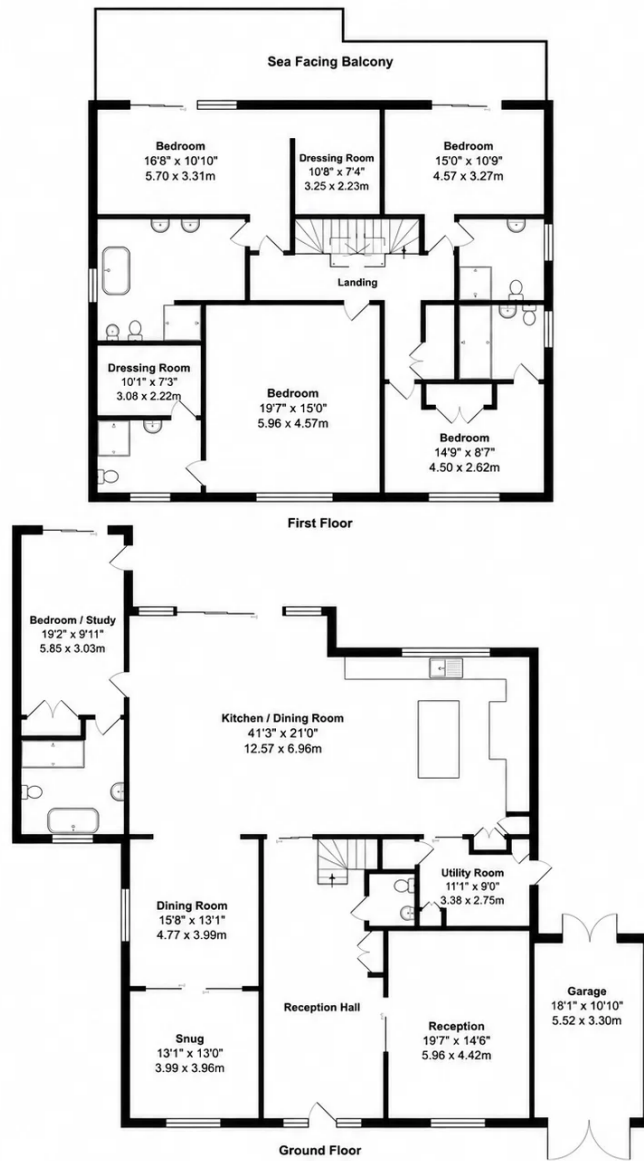
The adjoining living space enjoys direct access to the south-facing terrace and gardens and features a bespoke media wall, creating a wonderful environment for both everyday living and larger gatherings. A separate utility room provides practicality, whilst the remainder of the ground floor offers an excellent degree of versatility. There is a formal reception room overlooking the frontage, a dedicated cinema room/snug, a generous dining room and a luxurious ground floor bedroom suite with fitted wardrobes, en-suite facilities and direct garden access, ideal for guests, multi-generational living or those seeking ground floor accommodation.

The quality of finish throughout the property is exceptional, with bespoke joinery, concealed pocket doors, recessed mood lighting and premium fixtures and fittings creating a seamless blend of luxury and functionality.

The first floor is equally impressive. Four substantial bedroom suites provide luxurious accommodation, each benefiting from en-suite facilities, with several enjoying dedicated dressing areas. The principal bedrooms to the rear command breathtaking panoramic sea views and enjoy direct access to a magnificent sea-facing balcony, providing an unrivalled vantage point from which to watch the sunrise, passing yachts and spectacular evening sunsets.

Externally, the beautifully landscaped south-facing gardens have been thoughtfully designed to make the very most of this exceptional beachfront position. A heated swimming pool forms the centrepiece of the outdoor space, complemented by a series of terraces and seating areas perfectly arranged for entertaining, dining or simply relaxing whilst enjoying the ever-





Total Area: 4219 ft<sup>2</sup> ... 392.0 m<sup>2</sup> (Inclusive of Garage)

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