

PEAK LANE, KINGSTON, EAST PRESTON



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AS GOOD AS A CURSEWORD



## 1 Gorse View Peak Lane, East Preston

£825,000 Freehold

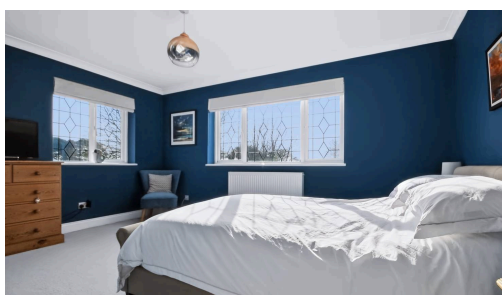
Located on a private lane within the Kingston Gorse Private Estate. • Open green field views to both the front and rear aspects. • Large west-facing rear garden. • A short walk from the beach and Greensward. • Four bedrooms, including a principal suite with two en-suite facilities. • Kitchen/dining/family room, separate sitting room, garden room and study.

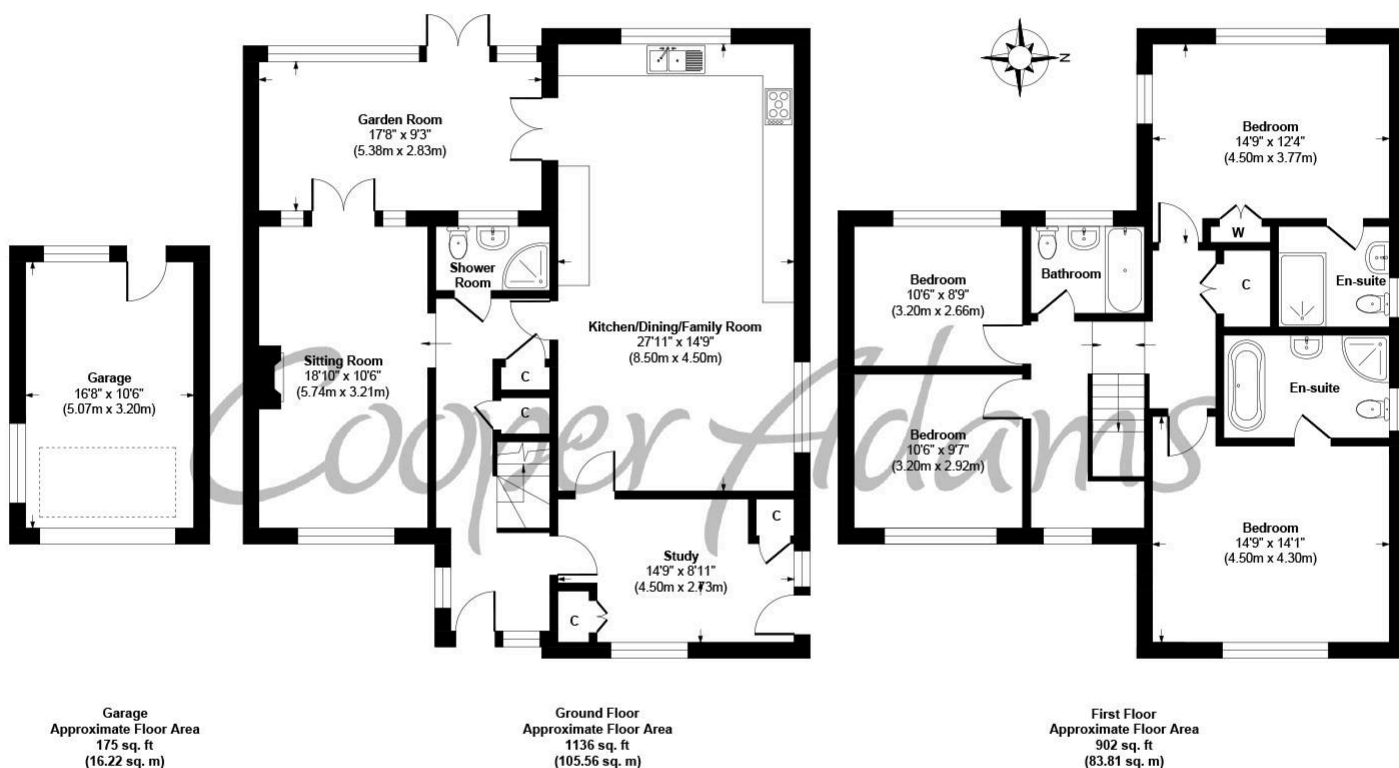
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Situated along a private lane within the highly regarded Kingston Gorse Private Estate, this semi-detached home occupies a particularly attractive position with open green field views to both the front and rear. The beach and Greensward are only a short walk away, providing convenient access to the coastline and surrounding open spaces. The accommodation is arranged around a large kitchen/dining/family room which forms the focal point of the ground floor and opens directly onto the garden. A separate sitting room, garden room and study provide additional reception space, offering flexibility for a range of living arrangements. A ground floor shower room and useful storage cupboards complete the ground floor accommodation. The first floor comprises four bedrooms, including a principal suite, an en-suite bathroom and separate en-suite shower room. Three further bedrooms are served by a family bathroom. Outside, the property benefits from a detached garage and a substantial west-facing rear garden. The garden is predominantly laid to lawn with established planting, mature boundaries and a number of seating areas, providing a well-maintained outdoor space with a high degree of privacy. The gardens enjoy a pleasant outlook across the adjoining open



East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.





**Gorse View, Peak Lane, East Preston, BN16 1RW**  
**Approx. Gross Internal Floor Area 2213 sq. ft / 205.59 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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