



Golden Avenue, East Preston, BN16 1QT

Guide Price **£850,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: G

- Exceptionally spacious five-bedroom detached home on the prestigious West Kingston estate
- Remarkably large 24ft kitchen/dining room with extensive cabinetry and natural light
- Wide entrance hall and generous, light-filled reception rooms with garden outlooks
- Practical utility room plus rear boot room with direct garden access
- Modern en-suite to the principal bedroom and a well-appointed family bathroom
- Wrap-around gardens with a private west-facing section ideal for afternoon sun
- Wide rear/side access area providing handy space for exterior storage
- Parking for multiple vehicles plus a detached garage
- Quiet, leafy private road just a few minutes' walk from the beach
- Easy access to East Preston village, Rustington amenities, rail links and well-regarded local schools



Substantial five-bed detached home on West Kingston, moments from the sea. Large rooms, bright interiors, 24ft kitchen/diner, utility and boot rooms, wrap-around gardens.



Set within the highly regarded West Kingston private estate, just moments from the seafront and a short stroll from East Preston village, this spacious, five bedroom detached home offers a rare combination of generous room proportions, a wonderfully bright interior and a superbly convenient coastal location.

From the moment you step into the entrance hall you get an immediate sense of space. The hallway itself is unusually wide, setting the tone for the rest of the house — every room feels substantial, well-balanced and extremely comfortable. The layout flows beautifully, each area benefitting from excellent natural light and pleasant outlooks across the gardens.

The two principal reception rooms are both impressive in scale. The main living room enjoys a dual-aspect and opens directly onto the garden, creating a bright, uplifting space ideal for relaxing or entertaining. The adjoining dining room is equally generous, again with large windows and that lovely open feel that characterises the house.

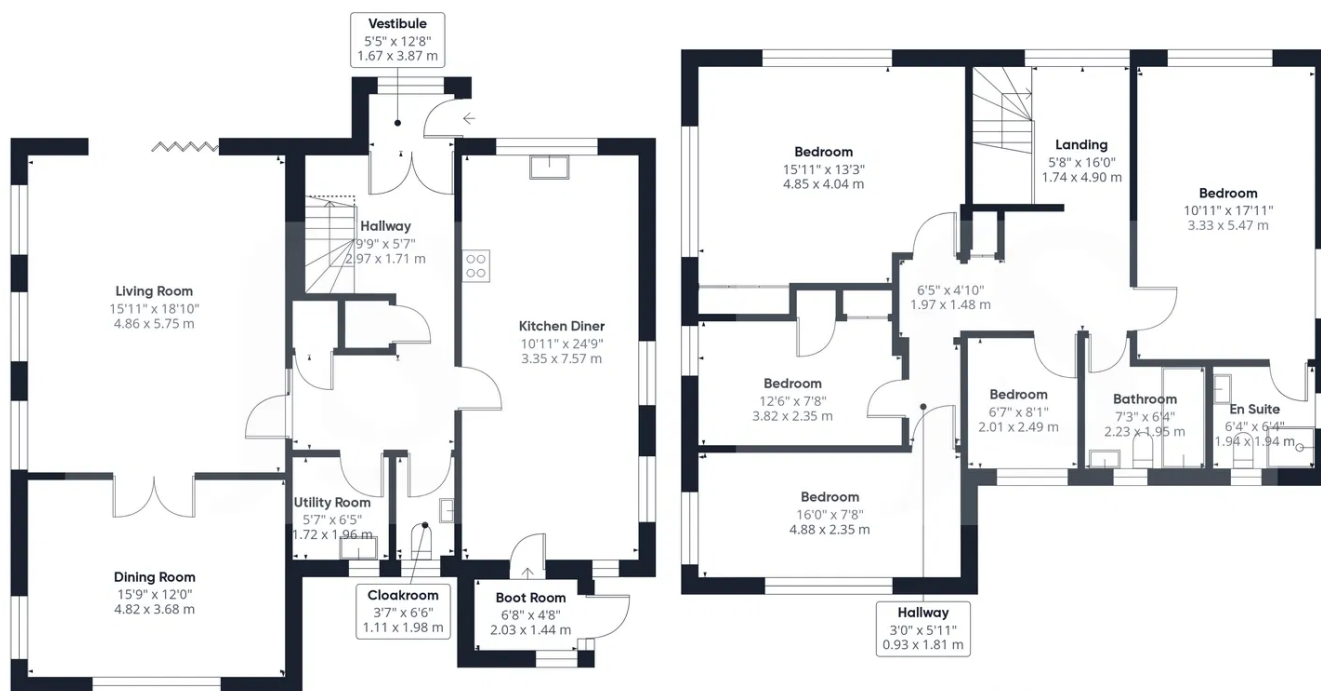
At the heart of the home is a remarkably large 24ft kitchen/dining room, appointed with extensive cabinetry, excellent worktop space and multiple windows bringing in superb natural light across the day. It's the kind of kitchen that effortlessly becomes the centre of family life. A utility room sits just off the hall along side a cloakroom, adding great practicality, and to the rear of the house is a useful boot room with direct access outside — ideal for dogs, muddy shoes, beach gear or day-to-day storage. There is also a wide side/rear area behind the property that provides a handy space for exterior storage, bins or garden equipment, all neatly out of sight from the main garden.



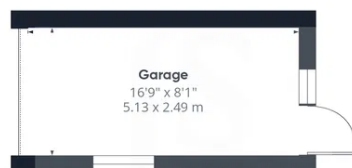
Upstairs, five well-proportioned bedrooms continue the theme of space and light, with the principal bedroom enjoying an open outlook over established trees. The modern en-suite and additional family bathroom complete the accommodation on the first floor. The loft is accessed off of a substantial landing with further potential s.t.p.p.

Outside, the gardens wrap around the property, with the section beside the reception rooms enjoying a west-facing aspect — perfect for the afternoon and evening sun. Mature hedging offers excellent privacy, giving the garden a sheltered, enclosed feel without being overlooked. The property also benefits from parking for multiple vehicles along with a detached garage.

The setting is exceptional: a quiet, leafy private road within three to four minutes' walk of the beach, and around seven to eight minutes on foot to the village shops of East Preston. Rustington is close by for wider amenities, while Angmering Station provides excellent rail links to London, Brighton and Gatwick. For families, East Preston's well-regarded schools are within easy reach. The surrounding area offers a hugely appealing lifestyle — from coastal cafés and sailing clubs to Goodwood, the South Downs and miles of beautiful walking routes.



Ground Floor Building 1



Building 2



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