



Golden Acre, East Preston, West Sussex, BN16
£700,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Council Tax Band: F

- Individual Art Deco coastal home with striking architectural character
- Prime Golden Acre position within the Angmering-on-Sea Estate
- Just moments from the beach and East Preston seafront
- Beautifully light, design-led interiors with high ceilings and large windows
- Three double bedrooms and contemporary family bathroom
- Impressive interconnected living and dining spaces
- Private gardens with a Mediterranean-inspired feel
- Insulated artist's studio and home office with power
- Generous off-road parking and first-floor balcony
- Two generations of family ownership with further potential, subject to consents



A wonderfully individual Art Deco coastal home, positioned on sought-after Golden Acre within East Preston's Angmering-on-Sea Estate, just moments from the beach. Having remained within the same family for two generations, Apple Tree Lodge combines striking architectural character with exceptionally light, design-led interiors, three double bedrooms and beautifully connected living spaces. Outside, a private gardens



There are houses that are defined by their size, and others by their setting. Apple Tree Lodge is rather different. This is a home defined by its architecture, light and individuality – an original Art Deco property with an unmistakable sense of character, positioned moments from the sea within East Preston's highly regarded Angmering-on-Sea Estate.

Having remained within the same family for two generations, Apple Tree Lodge is one of those increasingly rare coastal homes that feels entirely individual. Its crisp white-rendered elevations, strong architectural lines and wonderfully simple proportions give an immediate indication of its Deco origins, while inside, high ceilings, broad windows and subtle changes in level create a series of beautifully light and interesting spaces.

There is an almost gallery-like quality to parts of the interior. White walls and generous ceiling heights provide a wonderfully clean backdrop, while oversized windows draw natural light deep into the house. Rather than a conventional arrangement of separate rooms, the principal accommodation flows through a series of connected spaces, giving the ground floor a relaxed, design-led character that feels particularly appropriate for a house beside the sea.

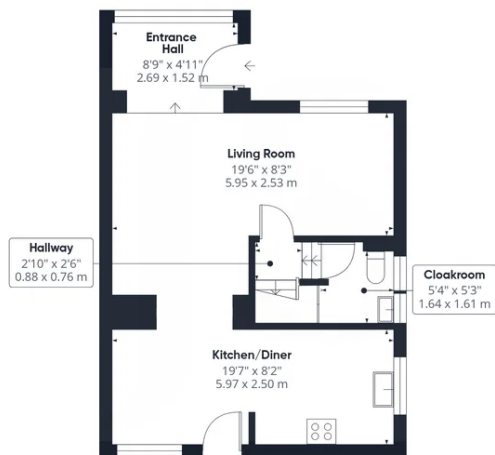
At its heart is an impressive living space of almost 20 feet, where a wide architectural opening and subtle change in level lead through towards the dining area. The effect is both dramatic and comfortable, creating distinct areas for sitting, dining and entertaining while maintaining a strong visual connection between them. It is a room that works equally well on a quiet winter afternoon as it does with friends and family gathered around during the summer.

The kitchen continues the clean aesthetic, with contemporary white cabinetry, integrated appliances and generous work surfaces. Well considered rather than over-designed, it sits comfortably alongside the original architecture and provides an excellent everyday working space. A ground-floor cloakroom completes the principal accommodation on this level.

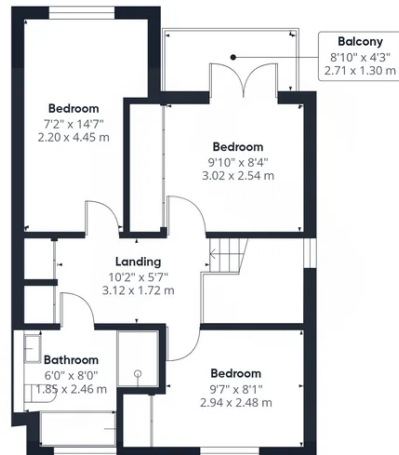
Upstairs, the sense of light continues. There are three bedrooms, all with good natural light, complemented by a smart contemporary bathroom with both bath and separate shower. One of the particularly appealing details is the first-floor south facing balcony – another unexpected element that adds to the character of the house and provides a private place to sit outside and take in the open surroundings.

Outside, Apple Tree Lodge becomes even more unusual. The substantial south-facing front garden has been deliberately treated as part of the home's living environment rather than simply its approach. Gravel, mature trees, architectural planting and paved seating areas create an informal, almost Mediterranean atmosphere, with a degree of privacy that is immediately apparent. There is generous parking, but equally this is somewhere designed

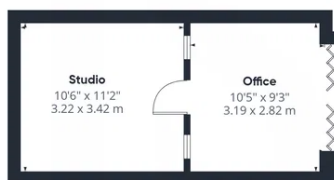




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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