



Pond Corner, Sea Lane, Kingston, East Preston BN16 1RU
£675,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Excellent Redevelopment Potential**
- **Detached 4 Bedroom House**
- **Semi Rural Location**
- **No Onward Chain**
- **Viewing Recommended**
- **3 Reception Rooms**
- **Large Gardens & Double Garage**
- **Council Tax Band 'G'**
- **EPC Rating F**

Set amidst the tranquil surroundings at the entrance to the prestigious Kingston Gorse Estate, this substantial four-bedroom detached house in Kingston, East Preston, West Sussex, presents an excellent opportunity for those seeking a project with immense potential. Requiring comprehensive renovation and modernisation throughout, the property offers scope to create a magnificent home tailored to individual tastes and requirements.

Offering a generous plot of approximately 0.37 acres, the residence is positioned within extensive gardens with an enviable outlook across rolling fields down towards the seafront. The accommodation is particularly spacious, with flexible living spaces and charming views that fill each room with natural light. Complementing the main residence, a double-length garage and a private drive provide ample parking and convenience for family and guests. There is a new large garden shed with power connected. The house has oil fired central heating and uses a cesspit for drainage.

Bedrooms are distributed thoughtfully, with four well-proportioned rooms and the added benefit of two bathrooms-one on the ground floor and another upstairs-ensuring practicality for busy households. The grounds themselves offer plenty of space and again offer excellent scope to be relandscaped to be able to enjoy the peaceful, semi-rural ambience.

Ideally located, the property enjoys immediate access to Sea Lane and is connected via Kingston Lane, with access from both North Lane and Elm Avenue. The sought-after location places you within reach of East Preston's charming village amenities, as well as glorious coastal walks and the exclusive Kingston Gorse beachfront.

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Ground Floor

Approx. 149.7 sq. metres (1610.8 sq. feet)



Total area: approx. 218.3 sq. metres (2349.8 sq. feet)

First Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



PORCH

ENTRANCE HALL

LOUNGE

18' 10" x 15' 3" (5.74m x 4.65m)
max

SUN ROOM

12' 5" x 6' 10" (3.78m x 2.08m)

DINING ROOM

15' 9" x 12' 10" (4.8m x 3.91m)

3RD RECEPTION ROOM

15' 7" x 10' 4" (4.75m x 3.15m)

KITCHEN

12' 7" x 11' 10" (3.84m x 3.61m)

UTILITY ROOM

17' 2" x 10' 4" (5.23m x 3.15m)

GROUND FLOOR BATHROOM

BEDROOM 1

12' 10" x 12' (3.91m x 3.66m)

BEDROOM 2

13' x 12' (3.96m x 3.66m)

BEDROOM 3

12' 4" x 10' 2" (3.76m x 3.1m)

BEDROOM 4

12' 4" x 8' 3" (3.76m x 2.51m)

BATHROOM/WC

DOUBLE LENGTH GARAGE

34' x 10' 5" (10.36m x 3.18m)

LARGE GARDENS

Plot size circa 0.37 acre



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