



'Sussex Cottage' 44 Golden Avenue
East Preston
West Sussex, BN16 1QX

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An attractive 1950s built detached chalet style house offering versatile accommodation, favourably situated in an exclusive private road, within approximately half a mile of the seafront.

This delightful character property offers bright and spacious well planned accommodation, extending to approximately 1968 sq. ft. The property is offered for sale in our opinion in very good order throughout having been extensively refurbished and subsequently maintained to a high standard by the current owners.

The versatile accommodation on offer, comprises in brief, on the ground floor: two reception rooms, a large kitchen/breakfast room, double bedroom and shower room, a sun lounge, utility room and cloakroom. On the first floor: two double bedrooms and a large bathroom.

Notable improvements include: uPVC double glazing with leaded lights to the front, modern refitted kitchen/breakfast room, and well-appointed bathrooms. All internal doors are light oak and the staircase is of a contemporary oak and glass design. The property benefits from gas fired central heating, and enjoys a delightful secluded west facing rear garden and an attached garage with generous driveway.

Golden Avenue is a sought after private road on the West Kingston Estate. East Preston village centre is located within approximately a mile. The village offers extensive amenities with cafes, restaurants, library, churches, doctors surgery and a convenience store. Extensive leisure activities include golf at Angmering and Rustington, tennis at Angmering on Sea, and sailing at East Preston. Angmering mainline railway station (approx. 1.5 miles) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Rustington village can be found within a couple of miles and provides more extensive shopping with Waitrose Supermarket, and a wide range of national and independent retailers.

£875,000 - Freehold





Accommodation - A covered entrance with wooden part glazed front door opens to a spacious **Entrance Hall**, giving access to all principal rooms and stairs to the first floor. The **Sitting Room**, measures 17'6 in length, with a limestone fireplace creating a focal point. Leading from the sitting room is the extended **Sun Lounge** with part solid and part pitched glazed roof. A pleasant room with a favoured south & west aspect, overlooking and providing access to the rear garden.

Adjacent to the sitting room is the **Kitchen/Breakfast Room**; well appointed, with a large U-shaped granite effect laminate work top with an extensive range of light cream 'Shaker' style units providing both floor and wall mounted storage. Built-in appliances include a Neff double oven, matching ceramic hob with extractor hood above and integral fridge. There is a one and half bowl stainless steel sink unit and space and plumbing for a dishwasher. Ample space is provided for a breakfast table and chairs with a direct outlook via uPVC double doors onto the garden.

Opposite the kitchen is the **Dining Room**, a well-proportioned square room with ample space for a large dining suite. Also on the ground floor is a good-sized **Double Bedroom**, with **Ground Floor Shower Room/WC** adjacent. A **Utility Room** completes the ground floor accommodation with both floor standing and wall mounted units and ample space for appliances with plumbing for a washing machine.

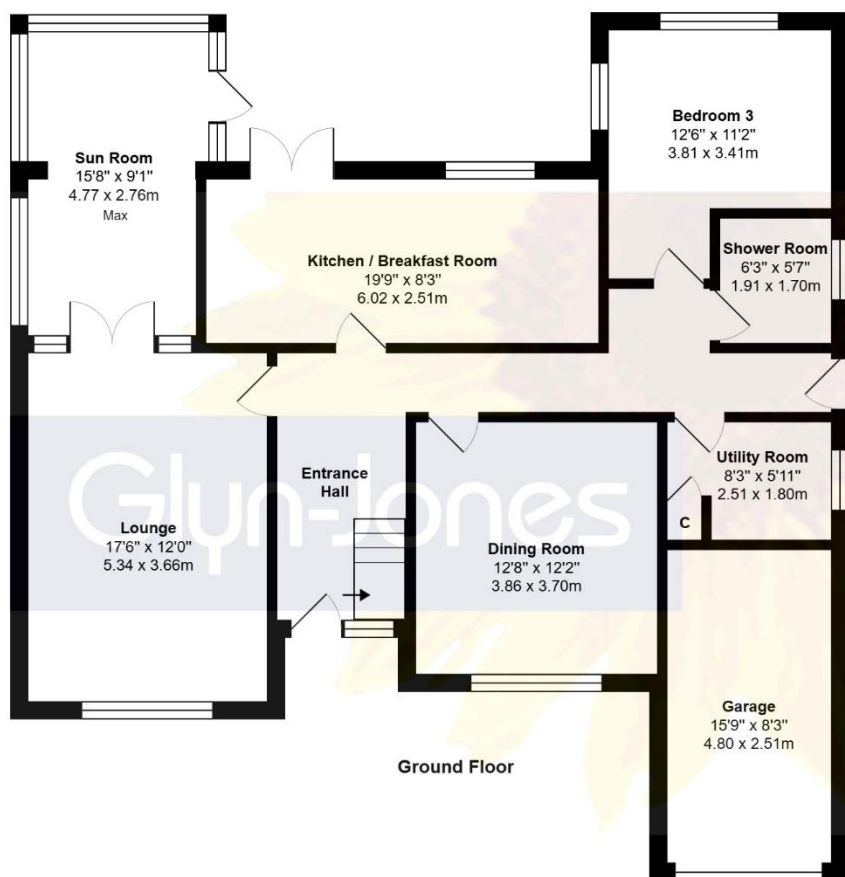


On the First Floor, there is a bright and spacious landing, with glass and oak balustrade, and matching light oak doors to the **Two Double Bedrooms** and **First Floor Bathroom**. Both bedrooms are large doubles, the principal is dual aspect and measures 17'6 x 12'1, whilst bedroom two offers a range of recessed storage cupboards and a large walk-in eaves storage cupboard of approximately 25'ft in length. The first floor bathroom is of a contemporary style with a large double width shower cubicle, inset wash hand basin and WC with concealed unit.

Outside - The delightful **West Facing Rear Garden** is a real feature of the property; mainly laid to lawn, with well-stocked borders with an abundance of mature bushes and shrubs and plants, all well-enclosed by mature hedging offering a high degree of seclusion. A full width patio provides a generous seating area, a large remote operated awning offers some useful shade. There is a large timber summerhouse and behind that a garden shed. A small area to the south houses another garden shed and access is provided to the north of the property via a timber gate. To the front is a large driveway giving access to the garage and providing **Ample Off-Road Parking**. The front garden comprises a shaped lawn with mature shrub border with low retaining brick built garden wall.

The **Attached Garage** has power and light and houses the regularly serviced gas fired boiler.





Total Area: 1968 ft² ... 182.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Council Tax Band: E

Energy Performance Rating: D (64)

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.



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