



Elm Avenue, East Preston, BN16 1HJ  
£1,000,000



**Property Type:** Detached House

**Bedrooms:** 5

**Bathrooms:** 3

**Receptions:** 4

**Council Tax Band:** G

- Guide Price £1,000,000 – Rare chain-free opportunity.
- Five-bedroom detached residence, beautifully extended and presented in fantastic order throughout.
- Rare south-facing rear garden, designed by Chelsea Flower Show award-winning designer Nic Howard
- Luxury kitchen and separate utility room, finished to a fabulous standard.
- Eco-designed features, including triple glazing, solar panels, low-energy heating and lighting, and advanced heat recovery ventilation system.
- Excellent village location in East Preston, with nearby Rustington, Arundel, Worthing, South Downs, and Goodwood Estate.
- Strong transport links, including mainline stations to Chichester, Brighton, and London Victoria, as well as easy road access to Horsham and the wider West Sussex area.
- Garage and ample parking, combining style, practicality, and lifestyle in a truly exceptional property.
- Light Filled reception rooms
- EPC Rating - B



Chain-free five-bedroom detached, beautifully extended and in fantastic order, featuring a rare south-facing garden, private sauna, and



Situated in the highly sought-after Elm Avenue in the heart of East Preston, this exceptional five-bedroom detached residence is offered to the market chain free and is exclusively marketed by Jacobs Steel. We are genuinely delighted to bring to the market such a unique and special home, presenting a rare opportunity to secure an outstanding property with a smooth and uncomplicated purchase.

Beautifully extended and impeccably maintained, the home is presented in fantastic order throughout, effortlessly combining contemporary luxury with warmth and character to create an enviable family residence. The thoughtfully designed accommodation provides both impressive entertaining space and comfortable everyday living. A beautiful luxury kitchen with separate utility room is finished to an superb standard, complemented by generous reception areas that offer versatility and an inviting atmosphere. A private sauna further enhances the lifestyle appeal, creating a tranquil retreat within the comfort of your own home.

A true standout feature is the rarely found south-facing rear garden, enjoying an abundance of natural sunlight and forming a truly magical outdoor sanctuary. Expertly designed by Chelsea Flower Show award-winning garden designer Nic Howard and showcased on BBC Gardeners' World and Alan Titchmarsh's Love Your Garden, the garden is both enchanting and highly functional. It features a charming hobbit house and greenhouse, an authentic Purbeck stone wall, a secluded secret garden retreat, and a fully equipped outdoor kitchen — perfectly suited for al fresco dining and summer entertaining. The expansive grounds have been meticulously curated to provide privacy, beauty, and year-round enjoyment.

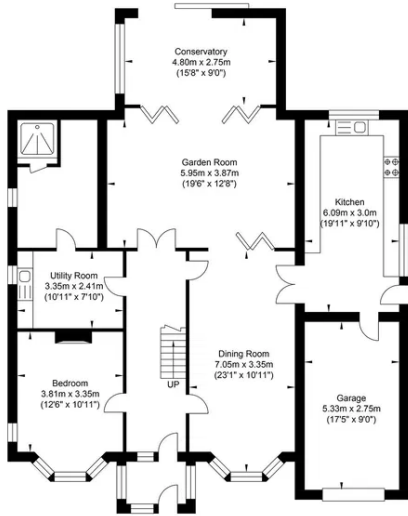
This eco-conscious home incorporates advanced energy-efficient technology, including triple glazing, solar panels, low-energy heating and lighting, a state-of-the-art heat recovery ventilation system, solar-gain design principles, and enhanced insulation through air-tight construction. These features promote sustainability while ensuring comfort and efficiency throughout the seasons.

Perfectly positioned within the thriving coastal village of East Preston, the property benefits from a wonderful sense of community, independent shops, cafés, restaurants and a beautiful beachfront all within easy reach. The neighbouring village of Rustington offers further comprehensive amenities, while the historic market town of Arundel, with its castle and riverside walks, and the vibrant seafront town of Worthing are both just a short drive away. For those seeking countryside and sporting pursuits, the South Downs National Park and the world-renowned Goodwood Estate are also easily accessible.

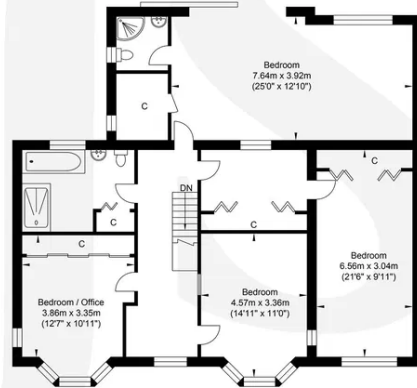
Excellent transport links add further appeal, with mainline railway stations at Angmering and nearby Rustington providing direct services to Chichester, Brighton and London Victoria, making this an ideal location for both coastal living and commuting. Horsham and the wider West Sussex area are also



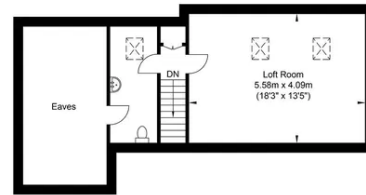
# Elm Avenue



Ground Floor  
Approximate Floor Area  
1629.65 sq ft  
(151.40 sq m)



First Floor  
Approximate Floor Area  
1311.47 sq ft  
(121.84 sq m)



Second Floor  
Approximate Floor Area  
492.01 sq ft  
(45.71 sq m)



Approximate Gross Internal Area = 318.95 sq m / 3433.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.