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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

1 Meadow View, Peak Lane

Kingston Gorse, East Preston, Littlehampton, BN16 1RN

Guide price £750,000

Freehold Council Tax Band E

5 2 3 C

A most impressive semi-detached residence, set within the highly desirable semi-rural enclave of Kingston Gorse, offered for sale with no onward chain. This is a rare opportunity to secure a substantial family home that perfectly balances coastal living with open countryside surroundings, enjoying an exceptional sense of peace, space and privacy while still being moments from the sea.

In brief, the accommodation comprises a spacious and welcoming entrance hall with ground floor cloakroom, leading through to a superb open-plan kitchen and living space with bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. There is also a separate dining room, ideal for entertaining, along with a versatile games room/snug providing additional reception space for modern family life. To the first floor, there are five generous double bedrooms. The principal bedroom benefits from it's own en-suite shower room, complemented by a well-appointed family bathroom serving the remaining bedrooms.

Externally, the property continues to impress with a large rear garage/store and ample off-road parking. The rear garden is a true highlight and a defining feature of the home, offering a wonderfully private and tranquil setting with far-reaching views across open meadows and adjoining farmland. These sweeping rural aspects create a striking backdrop and reinforce the home's unique semi-rural position, rarely found so close to the coast.

Internal viewing is strongly encouraged to fully appreciate the scale, versatility and serene setting of this exceptional forever family home. Despite its peaceful countryside feel, the property is ideally positioned just moments from the beach and within easy reach of excellent transport links, including Angmering Railway Station, where direct services can reach London Victoria in under 90 minutes. This is coastal living with a genuine rural edge, offering the best of both worlds.

Entrance hall

Kitchen/living room

Games/reception room

Dining room

Ground floor cloakroom

Stairs to first floor landing

Bedroom one

En-suite

Bedroom two

Bedroom three

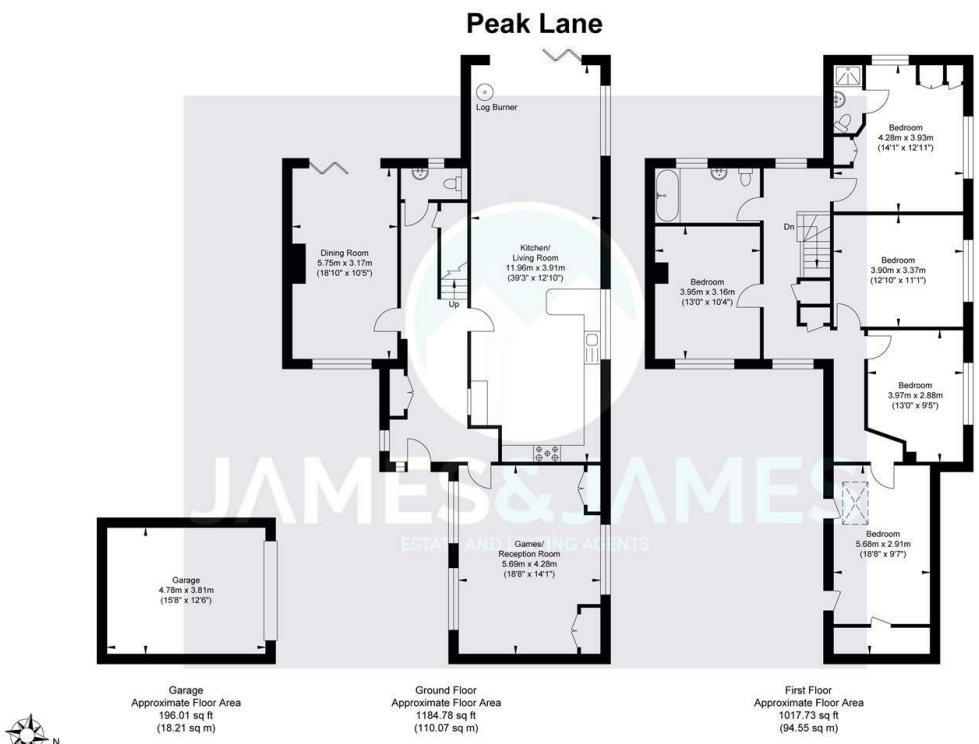
Bedroom four

Bedroom five

Family bathroom

Rear garage/store

Floor Plan



Garage
Approximate Floor Area
196.01 sq ft
(18.21 sq m)

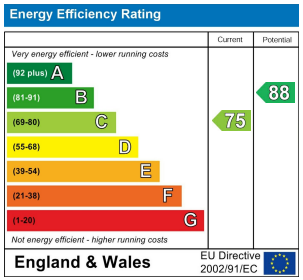
Ground Floor
Approximate Floor Area
1184.78 sq ft
(110.07 sq m)

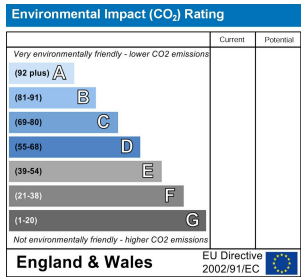
First Floor
Approximate Floor Area
1017.73 sq ft
(94.55 sq m)

Approximate Gross Internal Area (Excluding Garage) = 204.62 sq m / 2202.51 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Area Map

Energy Efficiency Graph





Viewing

Please contact our Ferring Sales Office on 01903 958655
if you wish to arrange a viewing appointment for this property or require further information.

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