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Seaview Avenue, East Preston, BN16 1PP

Asking Price £725,000

Set within the prestigious Angmering-on-Sea Private Estate, this detached home represents a rare opportunity to create a superb coastal residence in one of East Preston's most desirable private settings. Positioned within walking distance of the sea, the property occupies a generous plot with gardens extending to three sides, a private driveway and garage.

Now requiring complete renovation, the house offers excellent scope for refurbishment, redesign and possible extension, subject to the necessary consents. The existing accommodation is arranged over two floors and includes five bedrooms, two reception rooms, kitchen, utility, conservatory, two bathrooms and a balcony, providing a strong foundation for a truly special long-term home.

The surrounding gardens are a major feature, offering space, privacy and potential for landscaping, outdoor entertaining and family living. With vision and investment, this could become a standout home in a beautiful coastal location where opportunities of this nature are rarely available.



4



1



2



E

Council Tax Band: F

- Detached coastal renovation opportunity
- Walking distance to the sea
- Gardens extending to three sides
- Five bedrooms and two receptions
- Driveway and detached garage

- Angmering-on-Sea Private Estate
- Estate charge: £351.65 per annum
- Generous and flexible accommodation
- Balcony from principal bedroom
- Potential to extend, subject to consent



Seaview Avenue is situated within the highly regarded Angmering-on-Sea Private Estate, one of East Preston's most desirable coastal settings. The estate is known for its peaceful residential feel, attractive individual homes and close proximity to the beach, making it particularly appealing to buyers seeking a quieter seaside lifestyle.

East Preston village is within easy reach and offers a welcoming selection of local shops, cafés, restaurants, pubs and everyday amenities. Nearby Rustington provides a wider choice of shopping facilities, including larger stores and further services, while Littlehampton, Worthing and Arundel are all accessible by road.

The area is well placed for coastal walks, beach days and relaxed outdoor living, while road and rail links provide connections along the south coast towards Worthing, Chichester and Brighton. Combining privacy, community and coastal charm, Angmering-on-Sea remains one of West Sussex's most sought-after private estate locations.



EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

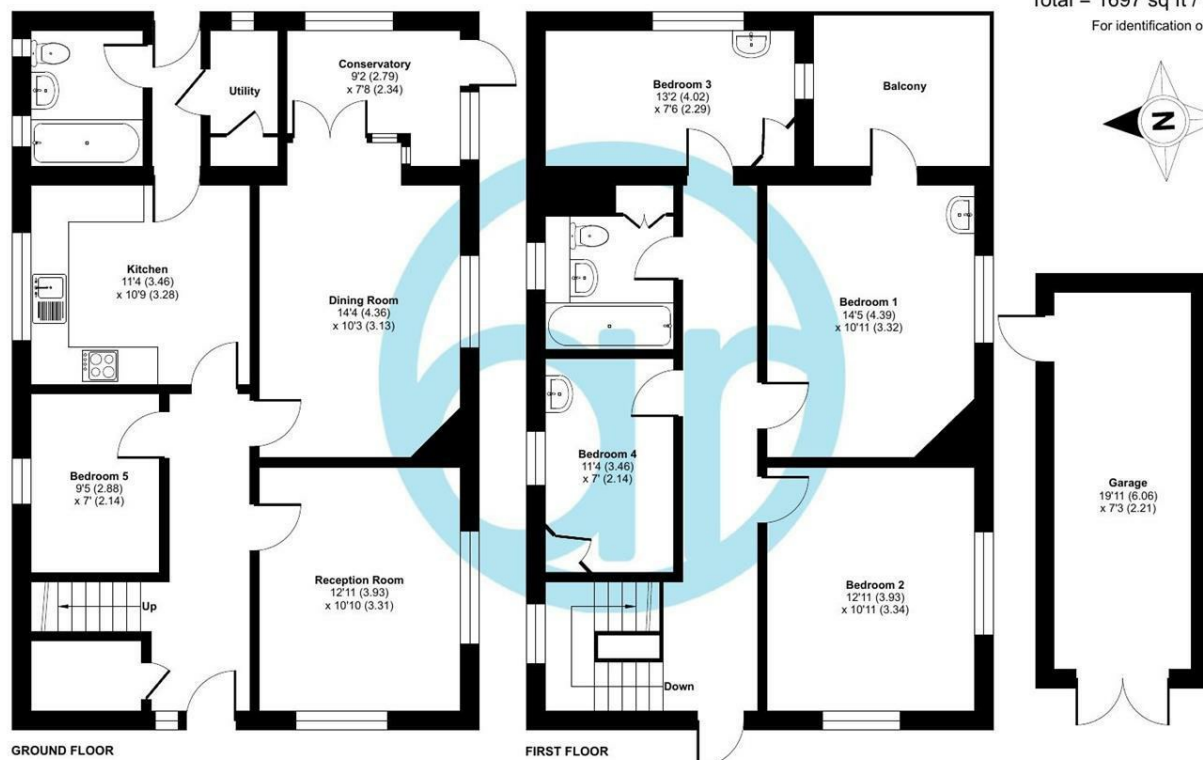
Seaview Avenue, East Preston, Littlehampton, BN16

Approximate Area = 1553 sq ft / 144.2 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1697 sq ft / 157.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Aspire Residential Real Estate. REF: 1512585

Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

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