STONE



Coastal Road BN16

£975,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

The Stone Family



Set on the sought-after Coastal Road on the sought-after West Kingston Estate, just moments from the beach, this detached four-bedroom home combines generous family accommodation with a lifestyle centred around light, space and the ever-changing beauty of the Sussex coastline.

Occupying a wonderful position, the property enjoys views towards the sea from the front and uninterrupted green outlooks towards the South Downs from the rear, creating a rare sense of openness and connection to the surrounding landscape. Natural light floods the house throughout the day, enhancing the feeling of space and bringing a constantly changing character to the interiors across the seasons.

The well-balanced layout has been thoughtfully enjoyed by the current owners, with a series of interconnected living spaces creating an effortless flow throughout the ground floor. Whether hosting family gatherings, entertaining friends or simply enjoying quieter moments at home, the house adapts beautifully to every occasion.



At the heart of the home is the kitchen and adjoining conservatory, a space that captures the morning sun and enjoys lovely views across the garden and beyond. During the warmer months, doors are opened wide, allowing cooling sea breezes to drift through the house and creating a seamless connection between the interior, the garden and the coastline beyond.

The four-bedroom arrangement provides flexible accommodation for families, guests or those seeking dedicated work-from-home space, while multiple bath and shower rooms ensure practicality for modern living. A detached garage, generous driveway and ample off-road parking further enhance the home's appeal, offering space for several vehicles with ease.
















The Who

Life here is as much about the location as it is the house itself. The beach sits directly across the road and quickly becomes part of everyday life, whether for an early morning walk, an afternoon by the water or an evening stroll along the shoreline. Despite its enviable position, this stretch of coastline remains remarkably peaceful, retaining a relaxed atmosphere even during the height of summer.

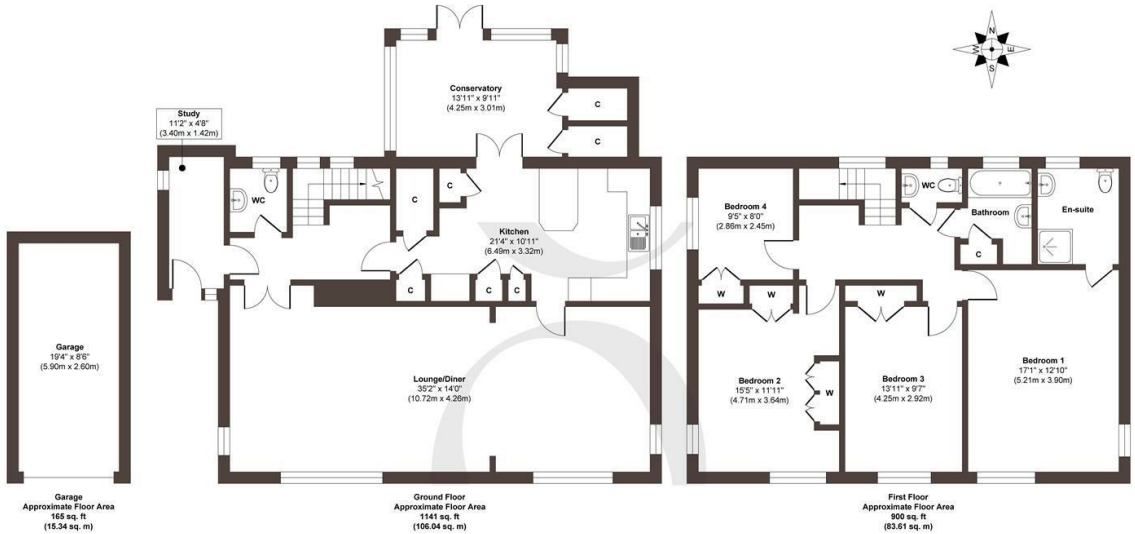
Residents also benefit from being part of a well-established coastal community, with monitored access arrangements in place during busier summer weekends to help preserve the character and enjoyment of the area for those who live here. East Preston's independent cafés, pubs and amenities are all within easy reach, while nearby Rustington, Arundel, Chichester and Brighton provide further opportunities for dining, culture and leisure.

For the current owners, it is the combination of natural light, far-reaching views, generous space and immediate access to both the sea and surrounding countryside that has made this such a special place to call home. A rare opportunity to enjoy coastal living in one of East Preston's most desirable positions.









Approx. Gross Internal Floor Area 2206 sq. ft / 204.99 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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The *Details*

- *Prime Coastal Road location, just steps from the beach.*
- *Four-bedroom detached home with flexible family living.*
- *Sea views to the front, South Downs views to the rear.*
- *Bright, flowing living spaces ideal for entertaining.*
- *Spacious kitchen with sun-filled conservatory.*
- *Private gardens with peaceful seating areas.*
- *Seamless indoor-outdoor living for summer days.*
- *Multiple bath and shower rooms for modern living.*
- *Detached garage, generous driveway and ample parking.*
- *Walk to East Preston village, cafés and amenities.*

Energy Performance Certificate (EPC)

Band D

Council Tax Band

F

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Let's *Talk*

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