



Coastal Road, East Preston, West Sussex, BN16

Guide Price £2,200,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: G

- Prime beachfront position within the exclusive West Kingston Estate
- Chain-free sale
- Direct access from the garden onto the greensward and beach
- Uninterrupted sea views
- Over 2,300 sq ft of accommodation including garaging and workshop space
- Four bedrooms and a selection of versatile reception rooms
- Extensive driveway parking, twin garages and workshop
- A short stroll from East Preston village, cafés, restaurants and amenities
- Excellent access to Arundel, Chichester, Goodwood, Brighton and London via Angmering station
- A rare opportunity to enjoy an exceptional coastal lifestyle in one of Sussex's most prestigious beachfront settings



A rare opportunity to acquire a substantial chain-free beachfront residence on the prestigious West Kingston Estate. Enjoying uninterrupted sea views, direct beach access and over 2,300 sq ft of accommodation, this exceptional coastal home combines generous living space, extensive parking and attractive gardens with the lifestyle benefits of one of Sussex's most prestigious beachfront settings.



Jacobs Steel East Preston is delighted to present this rare chain-free opportunity to acquire a substantial detached beachfront residence occupying a prime position on the prestigious Coastal Road within the exclusive West Kingston Estate. Enjoying uninterrupted sea views, direct access to the greensward and beach beyond, and offering over 2,300 sq ft including garaging and workshop space, this is a home that combines immediate enjoyment with outstanding long-term potential.

Occupying one of East Preston's most sought-after coastal addresses, the property enjoys a truly enviable position where the ever-changing seascape forms a spectacular backdrop to everyday life. The West Kingston Estate is renowned for its exclusivity, direct beach access and peaceful surroundings, whilst remaining within easy reach of local amenities. East Preston village centre is just a short stroll away and offers a range of independent shops, cafés, restaurants and everyday conveniences, whilst coastal walks lead to the ever-popular Bluebird Café in neighbouring Ferring.

The accommodation extends to over 2,300 sq ft including the garaging and workshop, providing generous and versatile living space arranged over two floors. The ground floor comprises a substantial dual-aspect living room enjoying delightful views towards the sea, a separate dining room, snug, kitchen/breakfast room, utility room and cloakroom. The layout flows particularly well and offers an excellent balance of formal and informal reception space, ideal for both family life and entertaining.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities and glorious coastal views. The three larger bedroom enjoy attractive outlooks across the gardens towards the sea, ensuring the property's exceptional setting can be appreciated throughout much of the home.

Beautifully positioned and offering immense flexibility, the property is perfectly liveable in its current form whilst presenting an exceptional opportunity for a future owner to gradually tailor the home to their own tastes and requirements. The combination of a substantial footprint, generous plot and unrivalled beachfront setting creates significant long-term potential, whether through sympathetic enhancement or future enlargement, subject to the necessary planning permissions and consents.

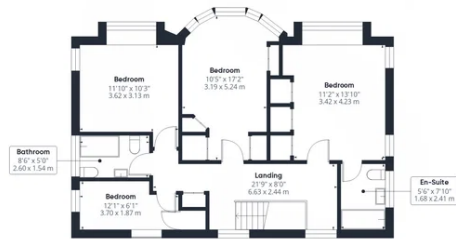
Externally, the gardens are undoubtedly one of the property's standout features, offering a wonderful sense of openness and extending directly towards the greensward and beach beyond. Few homes can genuinely claim direct access from the garden onto the beach, making this a lifestyle opportunity that is becoming increasingly difficult to secure. Extensive driveway parking, two garages and a workshop further enhance the practicality of the home, a rarity amongst frontline coastal properties.

Beyond the immediate coastline, the location offers excellent connectivity. Angmering mainline station is easily accessible and provides regular services





Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.