



Mayfair, 69 Golden Avenue, East Preston, West Sussex

£1,395,000

FREEHOLD | COUNCIL TAX BAND F | ENERGY PERFORMANCE RATING C

Positioned on the prestigious private road of Golden Avenue, within the ever-popular West Kingston Sea Estate, Mayfair is an exceptional coastal home just moments from the beach. Recently remodelled and extended to an exacting standard, offering a seamless blend of high-end finishes, intelligent design and effortless living.

The current owners have undertaken a comprehensive refurbishment, creating a home that feels both contemporary and considered. Natural light flows throughout, enhanced by expansive aluminium glazing, while a soft coastal palette and bespoke joinery give the interiors a calm, refined feel. Every detail has been thought through, from the lighting design to the specification of materials, with premium brands including Leicht Cabinetry, Miele (Generation 7000), Roca and Roper Rhodes used throughout.

The entrance hall immediately sets the tone. A Karndean herringbone floor runs through the main living spaces, complemented by a bespoke staircase with integrated storage. Glazed Crittall style doors frame a view straight through to the garden, creating a strong sense of space and flow. At the heart of the home is a beautifully executed kitchen, designed by Hubble Kitchens and fitted with sleek Leicht cabinetry. This is a space built for both everyday living and entertaining.



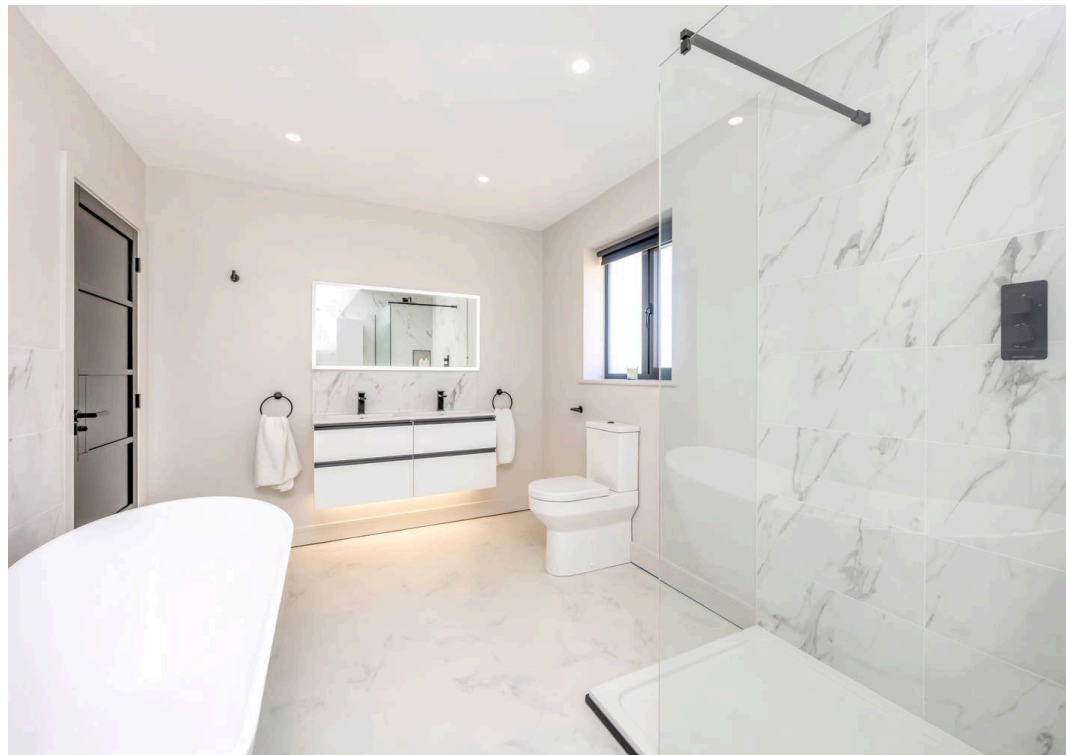


A large central island provides informal seating and generous storage, while a full suite of Miele appliances including steam combination oven, a second oven (which are both self-clean); induction hob, gourmet warming drawers and Quooker tap ensures both style and functionality.

A separate reception room sits just off the kitchen, offering flexibility as either an open entertaining space or a more private living area. A further study, links through to the integral garage. The ground floor also features a well-proportioned double bedroom with French doors opening onto the garden and a striking en-suite, ideal for guests, multi-generational living or long-term flexibility. A utility room, fully fitted with Miele laundry appliances, and a contemporary cloakroom complete the ground floor.

Upstairs, the sense of space continues with a bright landing enhanced by floor-to-ceiling glazing. Three generous double bedrooms lead off, two of which benefit from bespoke wardrobes and private en-suites. The principal suite is particularly impressive, featuring a Jack-and-Jill style bathroom with freestanding bath, walk-in shower and double vanity. The third bedroom enjoys a westerly aspect through a deep bay window. The rear garden is generous and thoughtfully arranged, with a newly laid porcelain terrace directly off the house, ideal for entertaining, and a second seating area further down the garden.

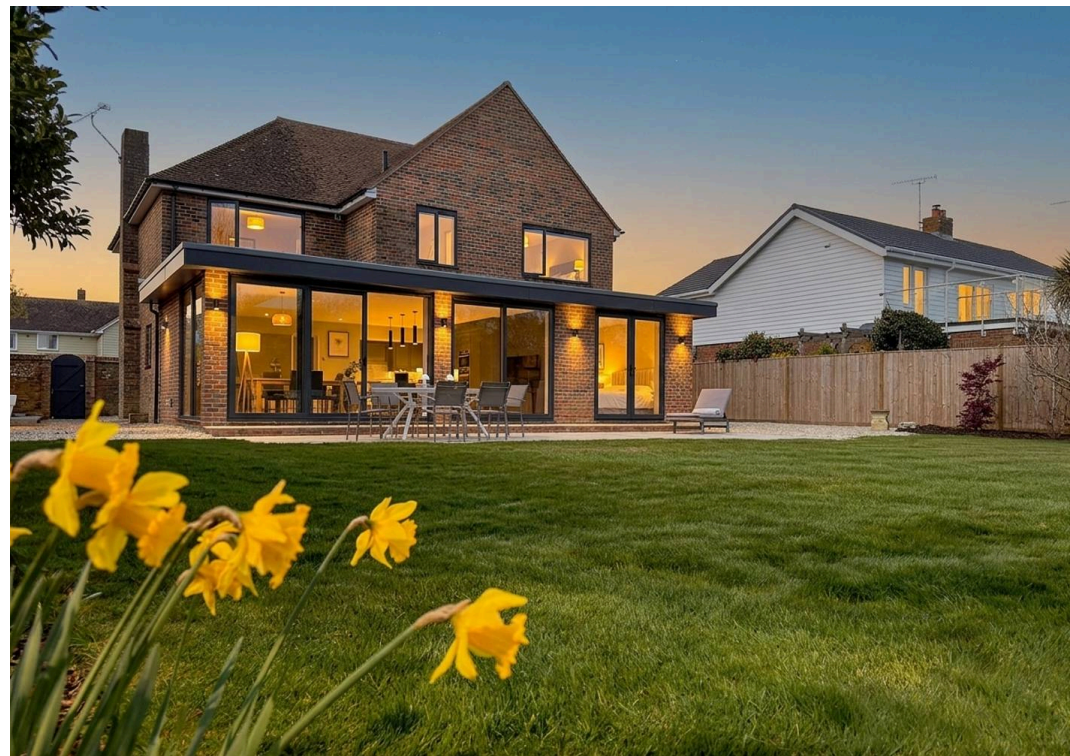


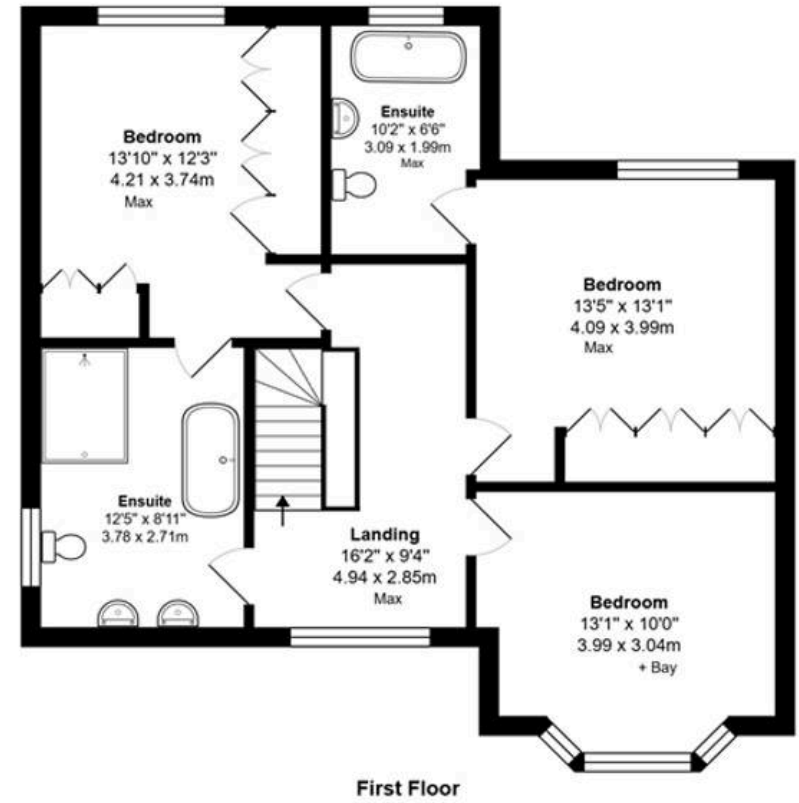


A rear gate leads directly into private residents' parkland, offering a rare extension of the garden and a beautiful walk through to the beach. Golden Avenue sits within the sought-after West Kingston Estate, known for its quiet, private setting and direct access to the greensward and coastline. To the front of the property is a large private driveway providing ample parking alongside an integral garage, with additional gated space to the side for additional secure parking.

- Positioned on the prestigious Golden Avenue within the private West Kingston Sea Estate, just moments from the beach with direct access to residents' parkland leading to the coastline
- Fully refurbished and extended to an exceptional standard, with high-spec finishes, bespoke cabinetry and full aluminium glazing throughout
- Stunning Hubble-designed kitchen with Leicht cabinetry, large central island and a full suite of Miele Generation 7000 appliances, complemented by a Quooker tap and feature roof light
- Versatile ground floor layout including a spacious reception room, separate study, utility room and a double bedroom with en-suite.
- Four generous double bedrooms in total, with two principal suites featuring bespoke wardrobes and luxury en-suites, including a Jack-and-Jill bathroom with freestanding bath
- Beautifully landscaped rear garden with porcelain terrace, secondary seating area and gated access to private parkland.
- Large private driveway, integral garage and additional gated parking, all set within one of East Preston's most sought-after private coastal locations







Total Area: 2300 ft² ... 213.7 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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