



Golden Avenue, East Preston, West Sussex, BN16 1QT

Guide Price **£1,150,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 3

Receptions: 1

Tenure: Freehold

Council Tax Band: F

- Located on the highly sought-after West Kingston Private Sea Estate, moments from the beachfront.
- Backing directly onto the residents' private open green space, offering peace, privacy and an exceptional outlook.
- Marketed exclusively by Jacobs Steel East Preston, specialists in upper-end coastal homes.
- Immaculately presented throughout, with oak skirtings, architraves and a contemporary cottage-style interior.
- Recently refitted kitchen with quality finishes, creating a bright and sociable hub of the home.
- Sitting on a wider-than-average plot, giving the property superb presence and future potential.
- Previously granted planning permission (now lapsed) for a substantial extension.
- Easy, level walk to East Preston village, shops, cafés and everyday amenities.
- Minutes from the greensward and coastal walks, including the popular route to the Bluebird Café in Ferring.
- Excellent road and rail connections to London, Brighton, Worthing, Chichester & Gatwick.



Immaculate home on the West Kingston Private Sea Estate, moments from the beachfront.



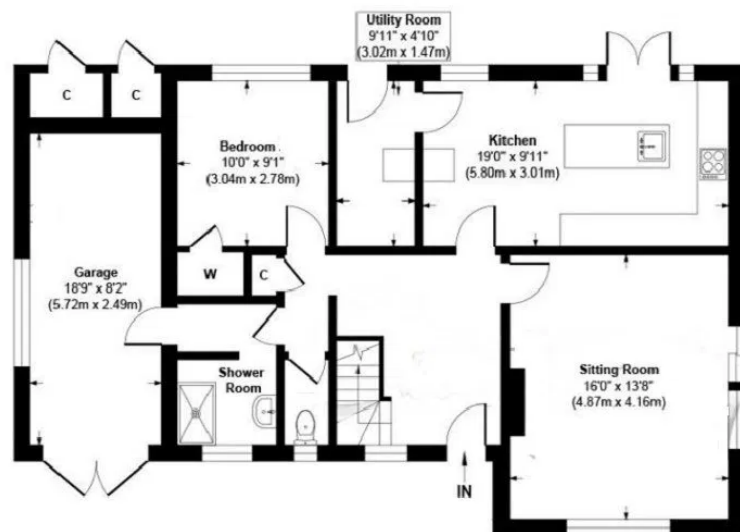
Marketed exclusively by Jacobs Steel, East Preston, this exceptional home stands proudly on the highly coveted West Kingston Private Sea Estate, one of the most desirable coastal environments in West Sussex. Set on a wider-than-average plot and backing directly onto the residents' private open green space, the setting is superb—quiet, secure, and perfectly suited to those seeking an elevated coastal lifestyle. The property is immaculately presented throughout, with the current owners having invested thoughtfully in its refinement, including a beautifully refitted kitchen and high-quality finishes such as oak skirtings, architraves, and contemporary cottage-style décor that perfectly complements the charming external character and period-style coving. The result is a warm and inviting home that feels both modern and timeless.

While already offering generous and versatile accommodation, this property represents an outstanding opportunity for buyers wanting to create something truly special. The current owners previously secured planning permission (Planning Reference K/48/21/HH)—now lapsed but, in principle, straightforward to reinstate—for a substantial extension that would transform the footprint into a spacious five-bedroom residence complete with a double garage. This underlines the remarkable potential the plot offers, especially given its prime proximity to the seafront and its unusually broad frontage.

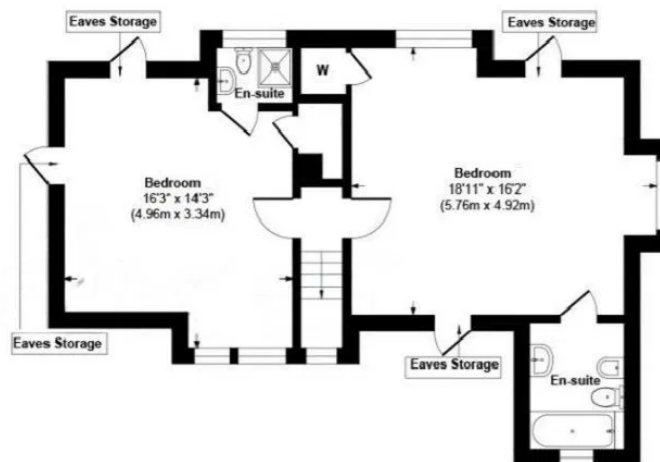
The location is nothing short of idyllic. West Kingston is renowned for its peaceful atmosphere, leafy avenues, and exclusive coastal setting. The home is just an easy level walk into East Preston village, where a welcoming selection of independent cafés, shops and amenities create a vibrant community feel. The greensward and beachfront are moments away, offering glorious walks along the seafront—whether strolling towards the popular Bluebird Café in Ferring, enjoying dog walks along the wide-open shoreline, or simply taking in the expansive coastal views. The wider area offers endless lifestyle benefits, with Rustington, Worthing, Chichester, and the world-famous Goodwood Estate all within convenient reach. Excellent transport links, including the A259/A27 corridor and nearby Angmering railway station, provide easy access to London, Brighton, Gatwick, and Chichester, making this an ideal base for both commuters and those seeking a second home by the sea.

Immaculately maintained, full of charm, and offering huge scope to further enhance, this is a rare opportunity to secure a beautifully presented home in one of East Preston's most sought-after private estates—where coastal living, village convenience and future potential come together seamlessly.

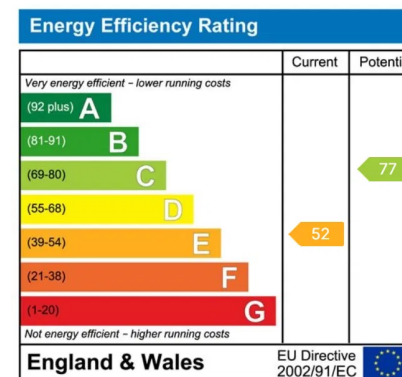




Ground Floor
Approximate Floor Area
985 sq. ft
(91.52 sq. m)



First Floor
Approximate Floor Area
604 sq. ft
(56.14 sq. m)



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.