



Elm Avenue, East Preston, West Sussex, BN16

Guide Price **£995,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 3

Council Tax Band: G

- South facing totally secluded & substantial garden
- Detached four bedroom plus study period home
- Downstair bedroom with en-suite
- Stunning triple aspect reception with woodburner
- Fabulous rear reception with garden views
- Modern kitchen
- Double garage and driveway parking
- Close to the village's amenities and seafront
- Solar panels with feedback tariff
- principle bedroom en-suite

A fabulous four-bedroom house of character with the most amazing south facing garden where wildlife flourishes and privacy is assured.





Jacobs Steel East Preston is delighted to present this charming and substantial detached residence, a four bedroom plus study home that immediately stands apart for its wonderfully welcoming atmosphere and effortlessly comfortable interiors. From the moment you step inside, there is a genuine sense of warmth and personality, with well-balanced rooms that feel both inviting and lived-in, creating a home that is as suited to everyday family life as it is to entertaining. The principal living room is particularly impressive, generous in size and centred around a characterful woodburning stove, with the added benefit of a useful nook — ideal as a reading corner, workspace or cosy retreat within the room — all enhanced by excellent natural light.

To the rear, a superb garden room provides an outstanding additional living space, bathed in natural light and enjoying uninterrupted views across the garden — a room that truly brings the outside in and enhances the overall sense of tranquillity this home provides. The kitchen is fitted with a modern array of cabinetry flows through to the garden room. The ground floor is further complemented by a study, ideal for home working, a convenient WC and internal access to the garage. There is also the benefit of a downstairs bedroom with en-suite shower room that boasts views over the garden through sliding glass doors with clear scope to adapt or enhance the layout further if desired.

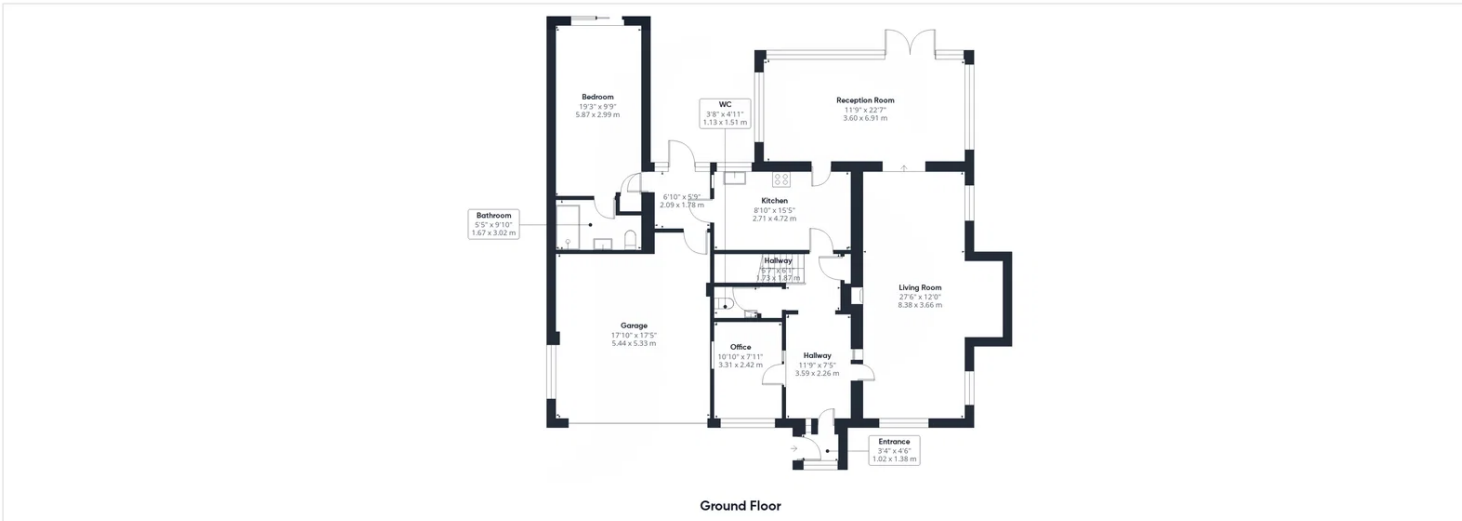
Upstairs, the property continues to offer well-proportioned and comfortable accommodation, with three bedrooms arranged around a central landing. The principal bedroom is particularly generous with an en-suite bathroom, while the remaining bedrooms provide versatility for a family along with a separate shower room ensuring practicality for modern living.

The true defining feature of this home, however, is the exceptional south-facing garden — a rare and beautifully secluded plot that feels entirely private and wonderfully established. Extending generously behind the house, it has been thoughtfully nurtured to create a natural, almost woodland-like setting, rich in character and biodiversity. Seasonal bluebells bring colour and charm, while a variety of fruit trees and mature specimen trees provide interest and privacy throughout the year. A pond adds to the peaceful, wildlife-friendly environment, and a number of seating areas are perfectly positioned to enjoy the sun at different times of day, making it an idyllic retreat for both relaxation and entertaining.

To the front, the property benefits from ample driveway parking and a double garage, completing what is a rare opportunity to acquire a home of genuine warmth, character and potential, set within a truly outstanding garden setting. Energy costs are reduced with an array of solar panels with a feed-in tariff bringing the EPC to a 'C'.

Situated in the heart of East Preston, one of the most sought-after coastal villages, the property enjoys a wonderful balance of community and convenience. The village itself offers a range of independent shops, cafés and everyday amenities, while the nearby Greensward provides beautiful coastal





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