



113 Golden Avenue, East Preston, BN16 1QT
Guide Price £1,095,000

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Situated on the exclusive West Kingston private estate within very close proximity (100 meters) to the seafront and backing onto private residents parkland, this spacious detached house set on 0.24 acre plot has also had approved plans for a significant extension if required.

The accommodation includes as follows: Entrance hall, lounge, kitchen/breakfast room, utility room, ground floor cloakroom, three bedrooms and three bathrooms. Externally, there are lovely private gardens, off road parking for several cars and an integral garage. The vendor can vacate quickly here if required and viewing is recommended.

- West Kingston Private Estate
- Close to the sea and private access to open parkland
- Lounge and kitchen/breakfast room
- Three bedrooms/three bathrooms
- Utility room and ground floor WC
- Off Road Parking for several cars/boat etc
- Integral Garage
- Plans for further extension/Viewing Recommended





Entrance

Front door to:

Entrance Hall

Open plan staircase to first floor, radiator, coved and levelled ceiling with inset lighting, cloaks cupboard, door to garage.

Lounge

4.88m x 4.14m (16'0 x 13'7)

Double glazed windows to front, coved ceiling with inset lighting, radiator, feature fireplace and surround.

Kitchen/Breakfast Room

3.05m x 3.02m (10'0 x 9'11)

Excellent range of worktop surfaces with cupboards and drawers under with space used for larger cooker with extractor and canopy over, space used for tall standing fridge freezer, matching island worktop and breakfast bar (space used for stools) with integrated dishwasher adjacent, inset sink. Additional matching set of wall cupboards. Tall standing radiator, wood flooring, windows and door to and overlooking the rear garden, levelled ceiling with inset lighting. Door to:

Utility Room

Worktop with space under used for washing machine and

tumble dryer. continued wood flooring, radiator, range of wall cupboards, double glazed door to rear garden.

Ground Floor WC

Low level flush WC, double glazed window.

Ground Floor Bedroom Three/Reception Room

3.05m x 2.77m (10 x 9'1)

Double glazed window overlooking the rear garden, radiator.

Ground Floor Shower Room

Step in fully tiled double shower cubicle, wash hand basin with cupboard under, double glazed window, inset lighting.

First Floor Landing

Access to bedrooms.

Bedroom One

5.82m x 4.88m (19'1 x 16'0)

Possibility to be converted into two room creating four bedrooms.

Levelled ceiling with inset lighting, radiator, double aspect double glazed windows, door to:

En Suite Bathroom/WC

Suite comprising panelled bath, low level flush WC, wash

hand basin with cupboards under, tiled flooring. Double glazed window.

Bedroom Two

4.37m max x 3.66m'3.66m (14'4 max x 12''12)

Levelled ceiling with inset lighting, double glazed window, door to:

En Suite Shower Room/WC

Step in fully tiled shower cubicle, wash hand basin with cupboards under, Low level flush WC, tiled flooring, heated towel rail, double glazed window.

Rear Garden

The rear garden is a feature of the property backing directly onto approximately eleven acres of private residents parkland. The garden is enclosed by fencing and mainly laid to lawn with patio area nearer the house.

Front/Parking

Large gravelled driveway providing ample parking for several vehicles/caravan or boat giving access to:

Integral garage

Up and over door.

Approved Planning Permission

Granted for significant extension under reference K/48/21/HH





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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