



Churchfields, East Preston, BN16 3FG

Guide Price **£625,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Detached modern home arranged over three floors
- Immaculate interiors throughout
- 23ft open-plan kitchen/diner with vaulted glazed dining area
- Bright dual-aspect lounge with plantation shutters
- Four bedrooms, including two with ensuites
- Principal top-floor suite with fitted storage and views
- Rear garden backing directly onto Langmeads Fields
- Close to East Preston & Rustington amenities, seafront and Goodwood
- Excellent road and rail links — 600 yards from Angmering Station
- A must see!



Immaculate four-bedroom detached home arranged over three floors, backing directly onto Langmeads Fields. Modern 23ft kitchen/diner with vaulted glazed dining area, two ensuite bedrooms and a landscaped garden. Ideally located for East Preston and Rustington amenities, the seafront, Goodwood, and superb transport links — just 600 yards from Angmering Station. Marketed by Jacobs Steel East Preston.



Jacobs Steel East Preston are delighted to present this immaculate, modern four-bedroom detached home arranged over three floors, positioned within a quiet and well-regarded development just moments from the heart of the village. The property enjoys a rare and highly desirable open aspect, with the rear garden backing directly onto Langmeads Fields — providing space, privacy and a natural backdrop seldom found in this central location.

Churchfields places you right at the centre of one of the area's most sought-after coastal communities. East Preston village offers a superb array of everyday amenities, including independent cafés, restaurants, boutique shops, hair salons, bars, convenience stores and the well-loved post office — all within easy reach. The beach is a short stroll away, along with beautiful coastal walks that lead seamlessly into neighbouring Rustington, providing larger supermarkets, national retailers and a broader selection of dining options.

For those who enjoy days out, the property is ideally situated for Goodwood, with its world-famous motorsport and equestrian events within comfortable reach via excellent road links. The stunning South Downs National Park and Arundel are also nearby, offering exceptional lifestyle, leisure and countryside pursuits.

Transport connections are another major attraction. Churchfields sits approximately 600 yards from Angmering Station, offering direct services to London Victoria, Gatwick Airport, Brighton, Chichester and beyond. Road links are equally superb, with swift access to the A259, A27, A24 and A280, connecting easily with Worthing, Brighton, Horsham and the wider Sussex and Surrey areas. The local bus route also runs through both East Preston and Rustington, providing convenient coastal travel.

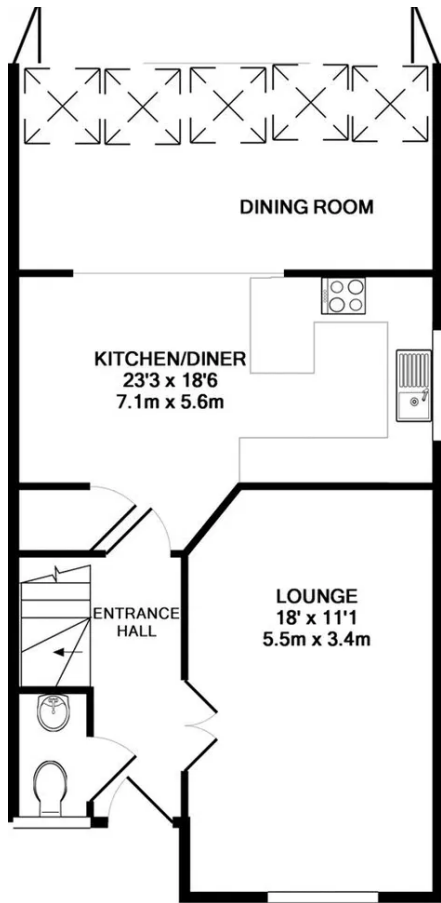
Inside, the home has been maintained and presented to an exceptional standard. The ground floor features a welcoming entrance hall with cloakroom, a bright dual-aspect lounge with fireplace, and a superb open-plan 23ft kitchen/diner leading into a vaulted, glazed dining space with bi-folds opening directly onto the garden.

The first floor offers three well-proportioned bedrooms — including a double with fitted wardrobes and ensuite — plus a modern family bathroom. The entire top floor forms a luxurious principal suite with extensive fitted storage, Velux windows and a private ensuite, enjoying elevated views across Langmeads Fields.

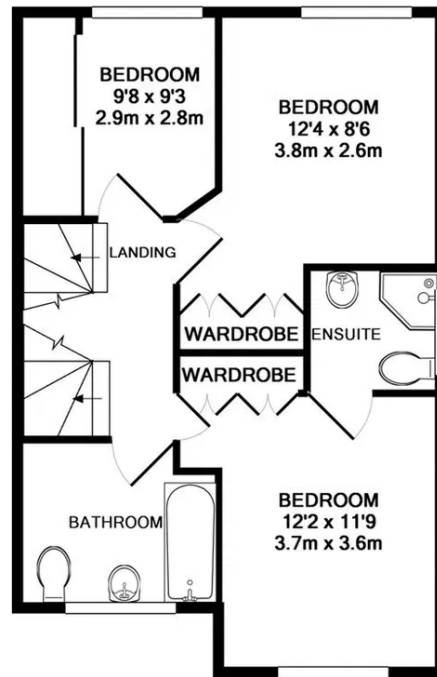
The rear garden is beautifully arranged for low-maintenance enjoyment, with lawn, patio and storage shed, while the open rear aspect creates a sense of calm and space. To the front, the property benefits from private parking and a car barn with EV charging.

A superb opportunity to secure a high-quality modern home in one of the most desirable coastal villages on the West Sussex coast — with excellent

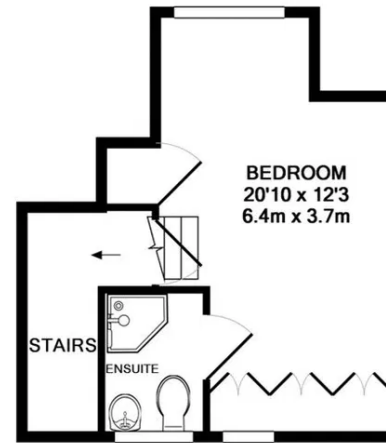




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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.