



Willowhayne Crescent, East Preston, West Sussex, BN16 1PJ

Guide Price **£950,000**





Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 2

Council Tax Band: F

- Prime central East Preston location, just off the village green
- Substantial detached family home offering five bedrooms
- South-facing rear garden offering privacy and seclusion
- Approximately three-minute walk to the beach
- Ample driveway parking plus integral double garage
- Walking distance to Angmering mainline station with direct London links
- Three bathrooms serving well-proportioned double bedrooms
- Three generous reception rooms providing versatile living space
- Fantastic sized kitchen-diner with bi-fold doors
- A must see!

Prime village setting, moments from the sea. Just off East Preston's picturesque village green and a three-minute walk to the beach, this substantial five-bedroom detached home offers exceptional space and privacy in the highly regarded Willowhayne Crescent.

With three reception rooms, a stunning 36ft kitchen/dining room, south-facing garden, ample parking and double garage, the property perfectly balances coastal charm with generous family living.

A rare opportunity to secure a spacious home in one of the area's





Jacobs Steel bring you this enviably positioned home in the very heart of East Preston, just off the picturesque village green, this impressive and exceptionally spacious detached family residence offers a rare blend of coastal living and everyday convenience.

Situated in the highly regarded Willowhayne Crescent, the property balances a prime central location with a secluded feel. The beach is approximately a three-minute walk away, while the village green, offering independent cafés, local shops, and a popular gastro pub, is quite literally on your doorstep. The seafront promenade, ideal for coastal walks and swimming, is moments away, making this an exceptional setting for those seeking a true village-by-the-sea lifestyle.

Despite its central position, the property benefits from a high degree of privacy, being well-screened from the quiet surrounding roads that form part of The Angmering On Sea Private Estate. Mature boundaries and established planting create a peaceful environment, rarely found in such a convenient location.

Internally, the accommodation is both substantial and versatile, extending to five bedrooms and multiple reception spaces arranged over two floors. A wide and welcoming reception hallway sets the tone, leading to three generous reception rooms. These include a superb principal living room measuring 22'9" x 14'2" and a further 16'10" x 13'5" sitting room overlooking the garden. A third reception room offers flexibility as a study, snug, or playroom.

The standout feature of the ground floor is the impressive 36ft kitchen/dining room, providing extensive space for family life and entertaining. This is complemented by a separate utility room, a convenient cloakroom, and an integral garage.

To the first floor, an extremely spacious landing serves five well-proportioned bedrooms, including a principal bedroom measuring 15'2" x 12'10", alongside four further generous doubles. Three bathrooms provide practicality for modern family living.

Externally, the property benefits from ample driveway parking in addition to the integral double garage. The frontage offers excellent scope to create further off-road parking if desired, subject to the usual consents. The south-facing rear garden provides a private and secure space for relaxation and entertaining.

Willowhayne Crescent remains one of East Preston's most desirable addresses, prized for its proximity to both the village green and the sea, its quiet residential feel, and the strong sense of community that defines this coastal village. This is a rare opportunity to secure a substantial and private family home in one of the area's most enviable positions.

East Preston is a desirable coastal village known for its strong community spirit and excellent transport links. Angmering mainline station is within





Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(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 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.