



Preston Hall, The Street, East Preston, BN16 1HU

Guide Price **£340,000**



Property Type: Apartment

Bedrooms: 2

Bathrooms: 2

Receptions: 2

Tenure: Share of Freehold

Council Tax Band: B

- Superb two-bedroom upper floor apartment within the prestigious Grade II listed Preston Hall
- Beautifully presented throughout with spacious, light-filled accommodation
- Stunning 25ft dual-aspect open-plan kitchen, dining and living space ideal for modern living with views
- Principal bedroom with en-suite shower room, plus a contemporary family bathroom
- Large converted loft room providing excellent additional space for a home office, hobbies room or storage
- Long lease together with the benefit of a share of the freehold
- Immaculate communal entrance hall, beautifully maintained gardens and ample resident parking on the sweeping gravel driveway
- Landmark period building with an impressive façade and elegant architectural character
- Located in the heart of East Preston, within walking distance of the beach, village amenities.
- Excellent access to Angmering station



Beautifully presented and exceptionally spacious two-bedroom apartment occupying the upper floor of the magnificent Grade II



Jacobs Steel East Preston is delighted to present this beautifully appointed and exceptionally spacious two-bedroom apartment, occupying the upper floors of the magnificent Grade II listed Preston Hall, one of East Preston's most distinguished and recognisable period residences. Combining elegant proportions with stylish contemporary interiors, this unique home offers an exceptional blend of period grandeur, practical modern living and a highly sought-after village setting.

Arranged over the upper floors, the apartment immediately impresses with its generous accommodation, featuring a superb dual-aspect open-plan kitchen, dining and living space extending to over 25 feet in length. Flooded with natural light and finished to an excellent standard throughout, this sociable heart of the home is complemented by two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a beautifully presented family bathroom.

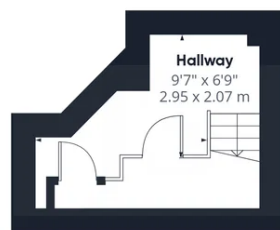
A particular feature of the property is the converted loft room, accessed directly from the apartment itself. Whilst not formally classified as habitable accommodation, this substantial additional space provides exceptional versatility and is ideal for those seeking a home office, hobbies room, studio or extensive storage, significantly enhancing the flexibility of the apartment.

Preston Hall itself is an architectural landmark, admired for its striking Grade II listed façade and elegant proportions. The building and its communal areas are exceptionally well maintained, with immaculate entrance hallways and beautifully tended communal gardens creating a wonderful first impression for both residents and visitors alike. Ample resident parking is available via the sweeping gravel driveway, further adding to the convenience and exclusivity of this impressive development.

The property is offered with the considerable advantages of a long lease together with a share of the freehold, providing long-term peace of mind and an attractive ownership structure rarely found in apartments of this nature.

Situated on The Street in the heart of East Preston, Preston Hall enjoys one of the village's most desirable and convenient locations. East Preston offers an excellent selection of independent cafés, restaurants, delicatessens and everyday amenities, whilst the neighbouring village of Rustington is just a few minutes away and provides an extensive range of supermarkets, high street shopping, banks, leisure facilities and further eateries, making it ideal for day-to-day living. The beautiful beach and greensward are within easy walking distance, offering miles of coastal walks, whilst the South Downs National Park lies just to the north, providing endless opportunities for walking, cycling and outdoor pursuits. The internationally renowned Goodwood Estate, home to the Festival of Speed, Goodwood Revival and Glorious Goodwood, is also within easy reach, together with the historic cathedral city of Chichester. Angmering mainline railway station provides direct services to London Victoria, whilst the nearby A27 and A259 offer excellent connections to Worthing, Brighton, Arundel, Chichester and

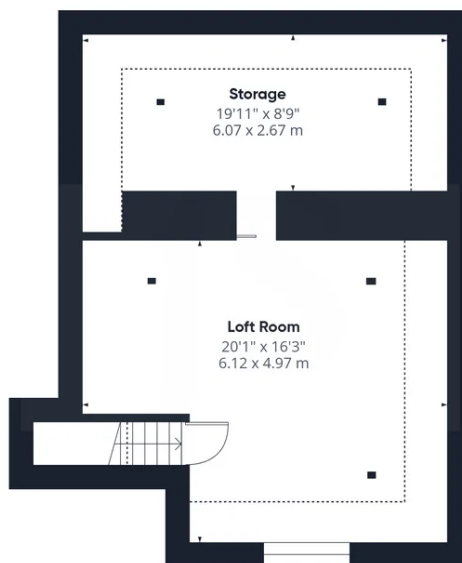




Ground Floor



Floor 1



Floor 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(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.