



Mardale, 12 Seaview Avenue

East Preston, Littlehampton, West Sussex, BN16 1PP

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Mardale

An imposing and spacious seven-bedroom detached home on the popular Angmering-On-Sea Private Estate, positioned less than a 5 minute stroll from East Preston beach. The original house was built about a century ago when this 'unique Residential Estate'* was first formed and advertised as '...the "Garden of Sussex"... quiet, restful and self-contained... a veritable Spa' resort.* From 1950 to 1985, the owner of Mardale ran a school for young children at the property, with a special focus on mime, song and dance. Today, it offers versatile and comfortable accommodation, ideal for large families or multi-generational living.

- Detached Seven Bedroom House
- Three Bath/Shower Rooms & 2 Cloakrooms
- Ample Driveway Parking
- Private Beachfront Estate



*Source: Advertisement in Scribbles magazine, December 1919.

An entrance porch opens into a large dining hall which is internally partitioned by the property's original single-glazed windows – this ensures this central room has plenty of access to natural light. Four reception rooms, plus kitchen, conservatory, cloakroom and principal staircase lead off this sociable space, which acts as the hub of the home.

A generous dual-aspect sitting room sits to the rear of the property, featuring a built-in bookcase, brick fireplace and solid-wood parquet flooring. Remote workers will be spoilt for choice with multiple options of rooms to use as a home office.

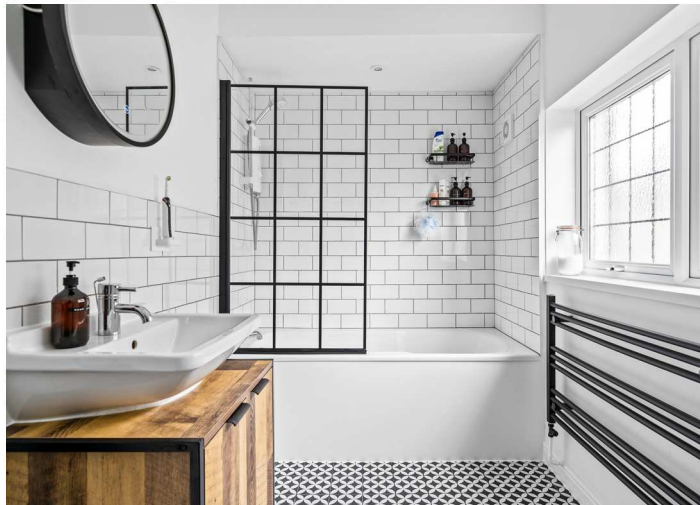
The kitchen has real-wood countertops, a ceramic sink overlooking the garden, full height cabinetry for maximum storage, wine fridge, plumbing for a dishwasher and integrated appliances including 5-ring gas hob, oven, combi-oven / microwave and below-counter fridge and freezer. This room opens into a large breakfast room which houses a secondary staircase and french doors to the garden. Another kitchen / utility room, further reception room and downstairs bedroom complete the ground floor offering and a secondary front door creates the potential for a self-contained annexe.







The principal stairwell leads to four bedrooms, all of which can accommodate a king-size bed, however, the smallest is best used as a single. There is also a generously sized family bathroom which includes plumbing for a washing machine and tumble-dryer. The triple aspect master bedroom benefits from an en suite shower room and both of the larger bedrooms include enough space for a dressing area. From the secondary staircase, a further two double bedrooms can be found, along with a shower room.



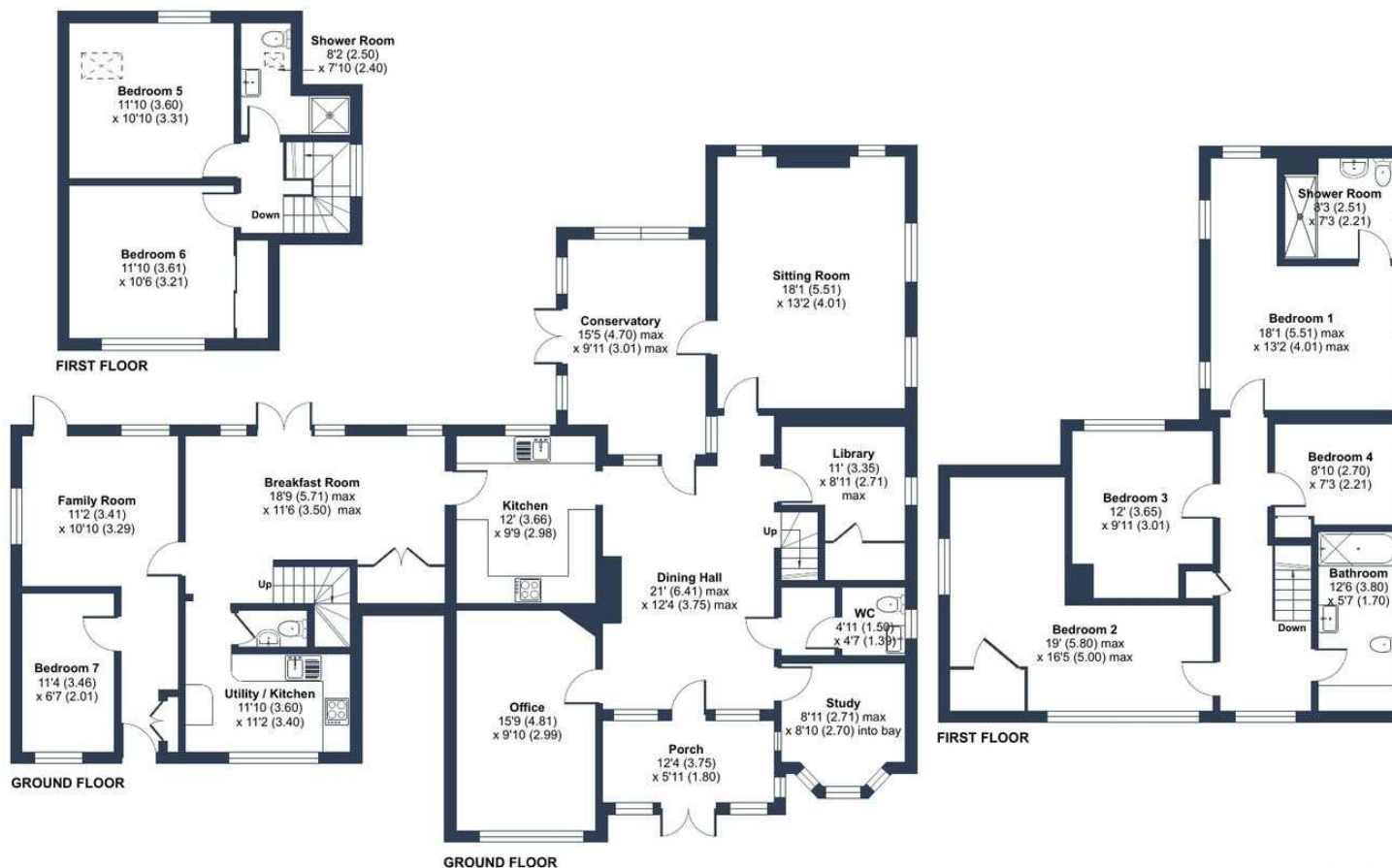




Mardale sits centrally within its plot, with lawned gardens and mature planting to the front and the rear. A large block-paved driveway provides off-road parking for several vehicles and an enclosed storage area is useful for hiding bins, bikes and a water butt. The back garden, accessed by a side gate, further offers a potting shed and sunny corner patio area.

A civil parish in the Arun District of West Sussex, East Preston nestles between the coast and the South Downs and is home to local shops, schools, cafés, restaurants and leisure facilities (including a Tennis Club and Pétanque Court), all found within walking distance of Mardale. The village has a lively and active community, served by many activities throughout the year, including an annual week-long festival.

Just over a mile away, Angmering train station provides regular services to Brighton and London.



Approximate Area = 3149 sq ft / 292.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Alex Harvey Estate Agents. REF: 1330854

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property. Council Tax Band G, however this could be subject to change or may be subject to an additional council tax banding. EPC - D and EPC - C. Agents Note: An annual service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

