



Seaview Avenue, East Preston

Leasehold

Generous Living Space Across Three Floors - Over 1,600 sq ft of versatile accommodation, including four double bedrooms and a spacious attic/storage room. • Impressive Living Room & Modern Kitchen - A 23ft x 14.5ft living room provides the perfect entertaining space, complemented by a well-equipped kitchen. • Private South-Facing Balcony & Communal Gardens - Enjoy your own sunny balcony and beautifully maintained shared gardens, just 150 yards from the beach. • Flexible Layout for Modern Living - Ideal for families, guests, or working from home, with bedrooms and living areas spread across separate levels. • Sought-After Coastal Location on a Private Estate - Set within the prestigious Angmering-on-Sea Estate with off-road parking and a private entrance. • For more photos, please visit the Cooper Adams website.

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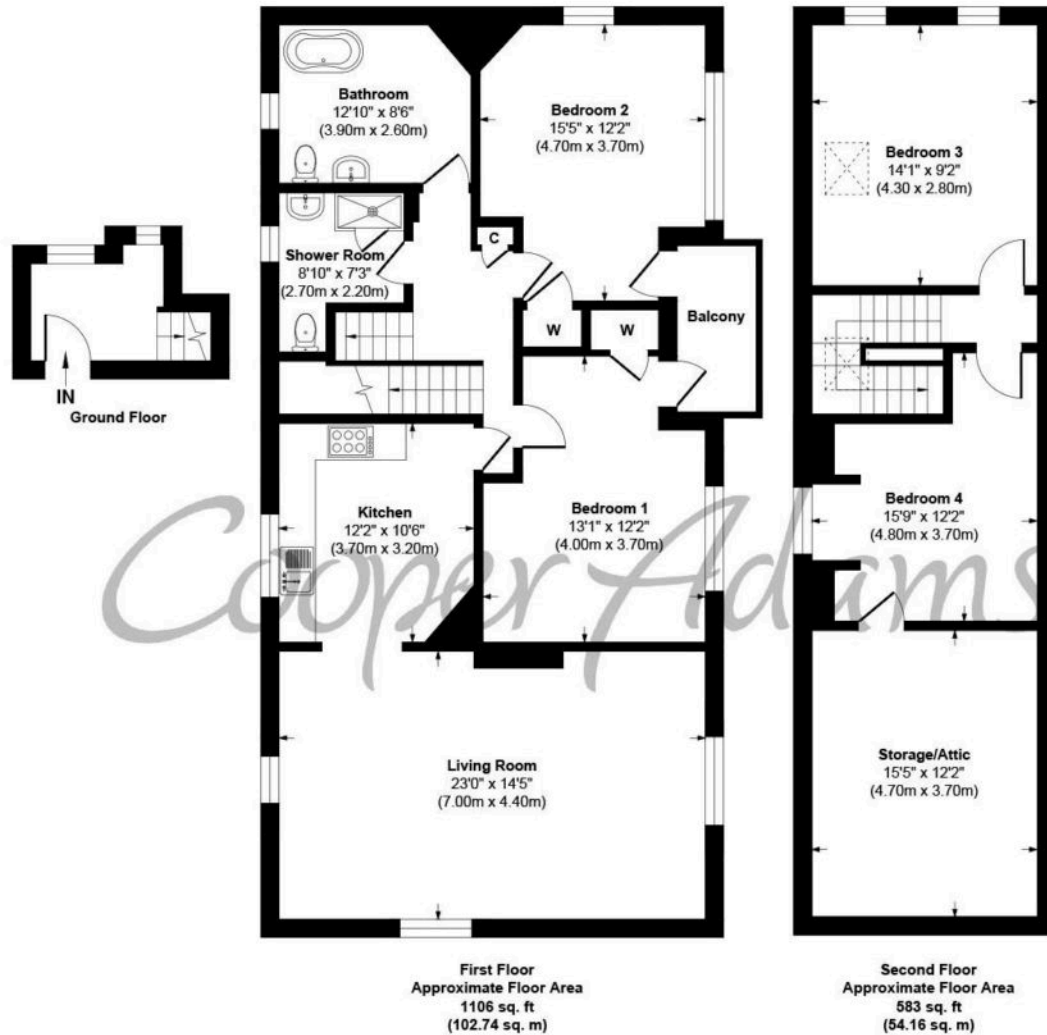
Spacious Four-Bedroom Coastal Home on the Prestigious Angmering-on-Sea Estate – Just Moments from the Beach.

Situated just 150 yards from the beach, this stylish four-bedroom maisonette offers over 1,600 sq ft of flexible living space across three floors, within the exclusive Angmering-on-Sea private estate. Accessed via its own private entrance, the first floor features a generous 23' x 14'5" living room, a well-equipped modern kitchen, two spacious double bedrooms (including a principal with built-in storage), and a contemporary shower room. The top floor adds two further double bedrooms and a large attic/storage room, perfect as a study, dressing area, or hobby space. The smart layout suits modern lifestyles – ideal for families, guests, or working from home. A sunny south-facing balcony and beautifully maintained communal gardens add outdoor charm, while the home combines the spacious feel of a house with the ease of apartment living in a peaceful coastal setting.



The Angmering-on-Sea Estate is an extremely sought-after marine estate created in the 1930's. East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.





Seaview Avenue, East Preston, West Sussex, BN16 1PP

Approx. Gross Internal Floor Area 1689 sq. ft / 156.90 sq. m (Excluding Ground Floor)

Illustration for identification purposes only, measurements are approximate, not to scale

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