



The Ridings, East Preston

Freehold

Prime Location on the Prestigious Willowhayne Estate - Set in beautifully secluded grounds just a short walk from the West Sussex coastline. • Fully Refurbished to a High Standard - Renovated over the past four years, including a full rewire, new hot water cylinder, external doors, and premium flooring throughout. • Luxury Leicht Kitchen by Hubble Kitchens - Featuring top-of-the-line appliances including Siemens ovens, Quooker taps, and a Liebherr integrated fridge/freezer. • Elegant, Versatile Living Space - Three/four bedrooms, two reception rooms, a bright garden room, study, and a detached Malvern Astwood summerhouse ideal for a studio or retreat. • Energy Efficient & Tech Ready - Equipped with solar panels (generating approx. £1,600–£1,700 per year), Starlink satellite, and a HETAS wood-burning stove for comfort and sustainability. • For more photos, please visit the Cooper Adams website.

Cooper Adams

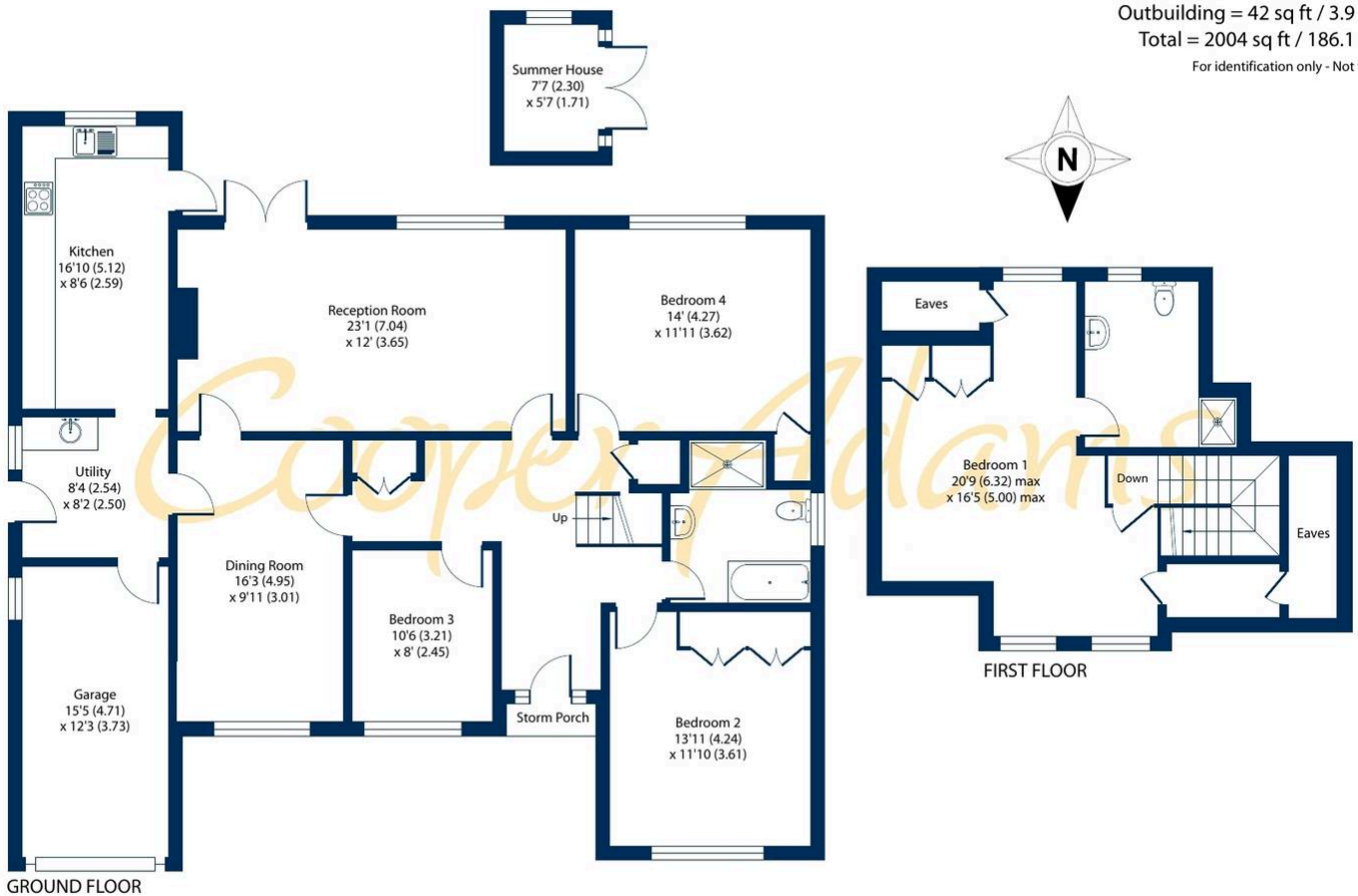
.Set in private, south-facing grounds on the exclusive Willowhayne estate, this beautifully refurbished three/four-bedroom detached home offers elegant, turnkey living just moments from the coast. The bright interior includes a spacious lounge with a wood-burning stove, opening into a garden room with lovely views. A separate dining room and home office add versatility, while the high-spec Leicht kitchen features Siemens appliances, Quooker tap, and garden access. A utility room adds further practicality. Upstairs, the main bedroom has a sleek en-suite and generous storage, with three further doubles and a luxury family bathroom. Outside, enjoy landscaped gardens, a Malvern summerhouse, garage, and driveway. Added benefits include Starlink internet, solar panels (generating £1,600–£1,700 p.a.), and full recent upgrades throughout. An exceptional, move-in-ready coastal retreat.



The sought-after Willowhayne marine estate in East Preston, established in the 1930s, provides privacy and security with gated access on summer weekends. A railway station is just over 1/2 mile away, connecting to Brighton, Gatwick, and London. Many amenities are close to hand with the sea, the downs, golf courses and many shops, bars and restaurants.



Approximate Area = 1812 sq ft / 168.3 sq m
 Garage = 150 sq ft / 13.9 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 Total = 2004 sq ft / 186.1 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). © nichecom 2025. Produced for Cooper Adams Estates Limited. REF: 1318917



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