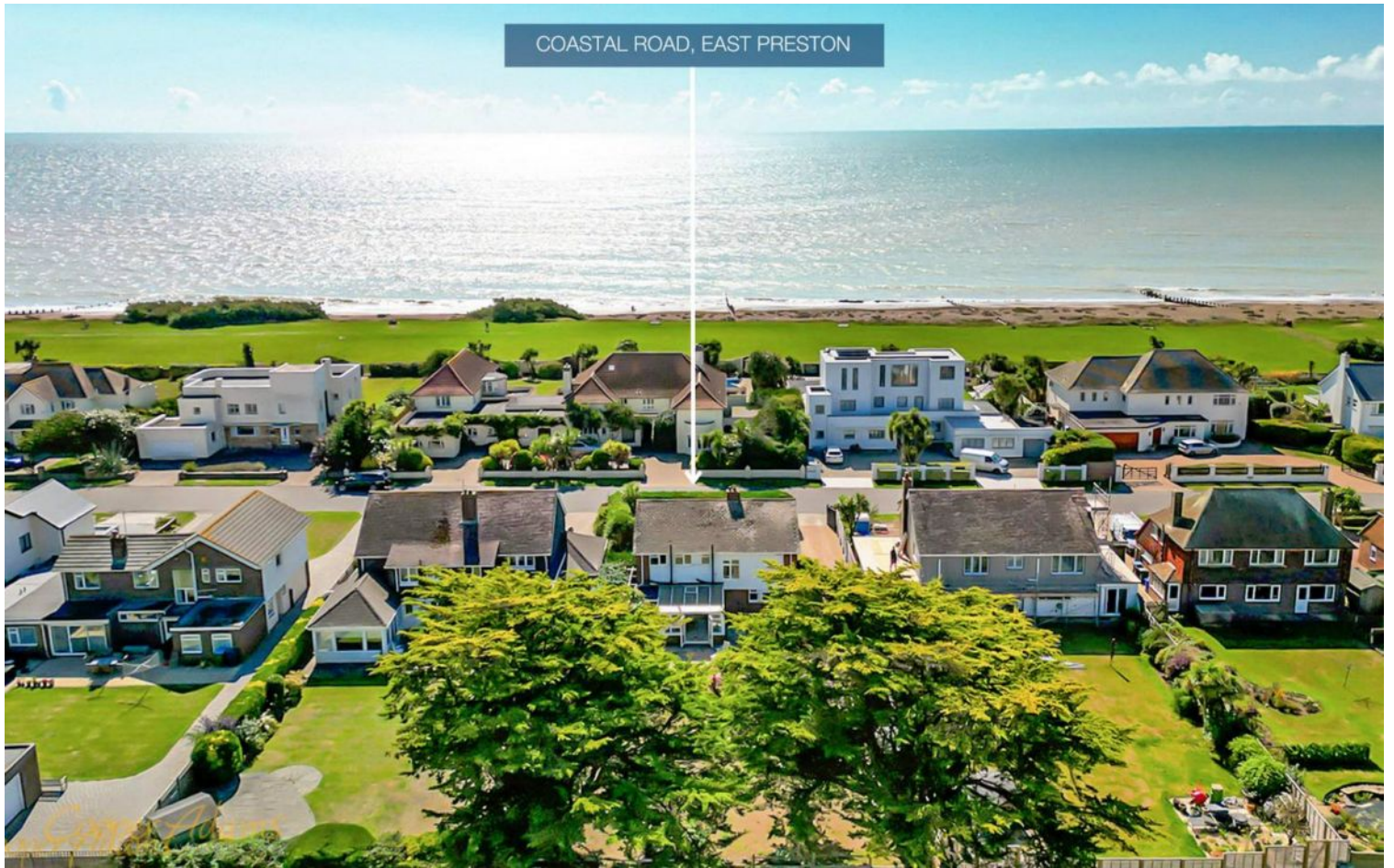


COASTAL ROAD, EAST PRESTON



Coastal Road, East Preston

Freehold

Prestigious West Kingston Private Estate – highly sought-after location just moments from the beach. • Stunning Outlook – sea glimpses to the south and sweeping views of the South Downs over open farmland. • Spacious Living Areas – light-filled triple-aspect lounge/dining room with feature fireplace and adjoining conservatory. • Four Generous Bedrooms – including a principal suite with en-suite shower room. • Perfect Work-from-Home Setup – dedicated study and peaceful surroundings. • Ample Parking & Garage – practical gravel driveway and secure garaging.

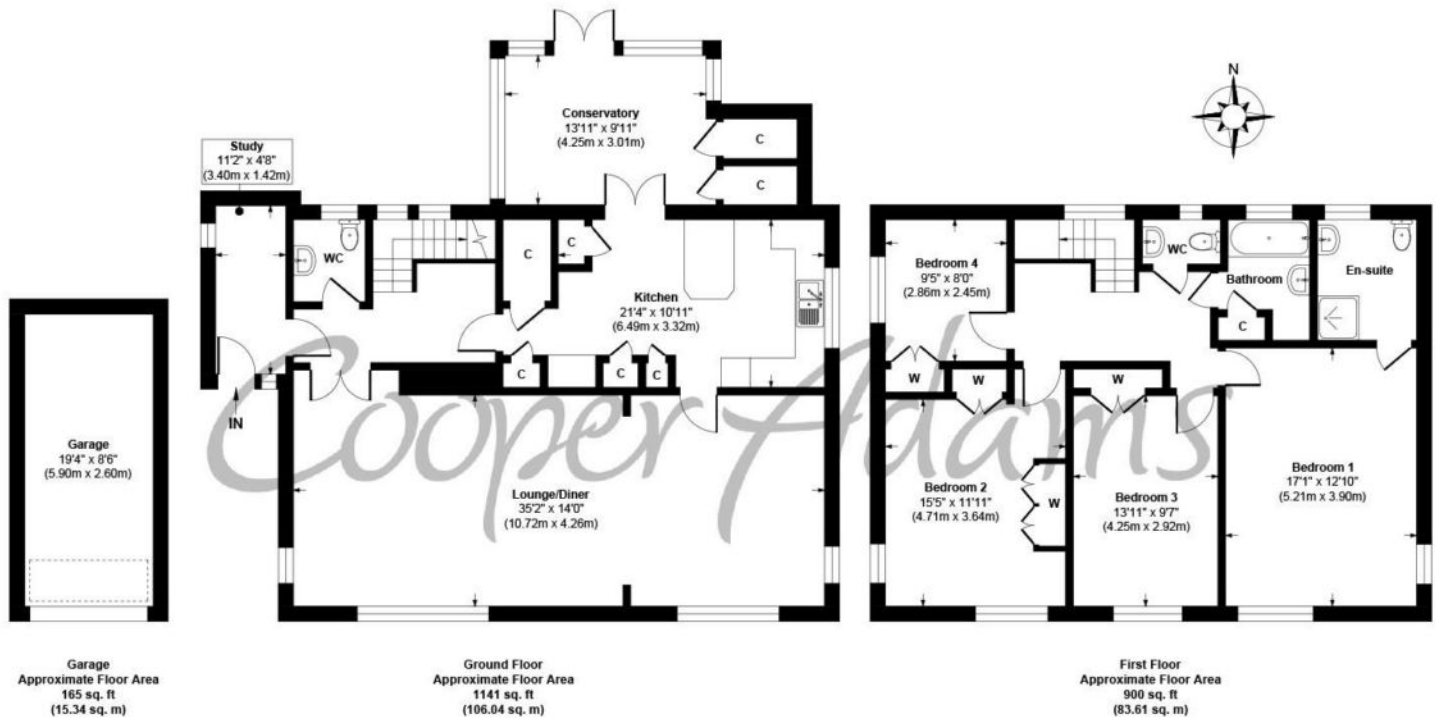
Cooper Adams

An elegant four-bedroom home within the exclusive West Kingston Private Estate, perfectly positioned on the prestigious Coastal Road. Just moments from the shoreline, it enjoys south-facing sea glimpses and sweeping views of the South Downs, offering the best of both coastal and countryside living. Inside, the triple-aspect lounge and dining room is filled with natural light and features a striking fireplace. The kitchen flows into a bright conservatory overlooking the garden and open farmland. A study and downstairs cloakroom complete the ground floor. Upstairs are four generous bedrooms, including a principal suite with en-suite shower room, plus a family bathroom. The rear garden backs onto open countryside, creating privacy and a perfect setting for entertaining. A gravel driveway provides ample parking and leads to an integrated garage. Rarely available, this property combines sea views, rural tranquillity and a vibrant village lifestyle.



The sought-after West Kingston 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.





Coastal Road, East Preston, West Sussex, BN16 1SJ
Approx. Gross Internal Floor Area 2206 sq. ft / 204.99 sq. m

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

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