



## Seaview Avenue, East Preston

Freehold

Exclusive Angmering-on-Sea Private Estate – Highly sought-after coastal location, just a short walk from the beach. • Substantial Three-Storey Layout – Five well-proportioned bedrooms offering flexibility for family life, guests or home working. • Generous Reception Spaces – Bright, well-arranged living areas designed for comfort and versatility. • Private Gardens Front and Rear – Mature, well-screened outdoor spaces with scope for personal landscaping. • Driveway and Garage – Off-road parking and useful additional storage.

*Cooper Adams*



Situated on the exclusive Angmering-on-Sea private estate, just a short stroll from the shoreline, this substantial three-storey, five-bedroom semi-detached home offers a rare combination of space, versatility and a highly desirable coastal location. The ground floor provides a generous flow of living space, with well-proportioned reception rooms designed for both everyday living and entertaining. Large windows create a naturally bright environment and frame pleasant views over the gardens. The kitchen is practical and well-planned, with scope for personalisation to suit individual style. Five bedrooms are arranged across the upper floors, offering excellent flexibility for families, home working or guest accommodation. All rooms are comfortable doubles, ensuring plenty of space for a range of needs. Outside, the property enjoys mature front and rear gardens, offering both privacy and space. A driveway to the side provides off-road parking, and the garage adds useful storage or further potential. Located within a peaceful private estate, with the beach moments away, this home offers the opportunity to enjoy coastal living at its best, with local shops, cafés and transport links all close at hand.



The Angmering-on-Sea estate is a sought-after coastal estate created in the 1930's within East Preston. 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.





Denotes restricted  
head height

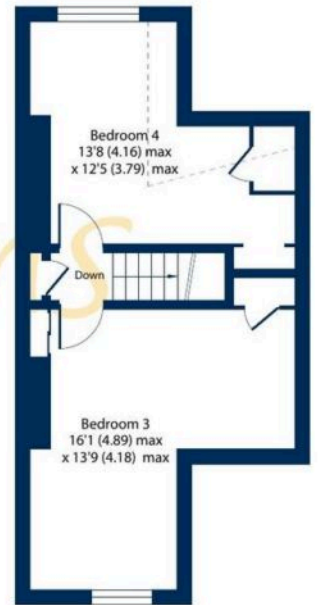
Approximate Area = 1720 sq ft / 159.7 sq m  
Limited Use Area(s) = 29 sq ft / 2.6 sq m  
Garage = 239 sq ft / 22.2 sq m  
Total = 1988 sq ft / 184.5 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for Cooper Adams Estates Limited. REF: 1325757



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