

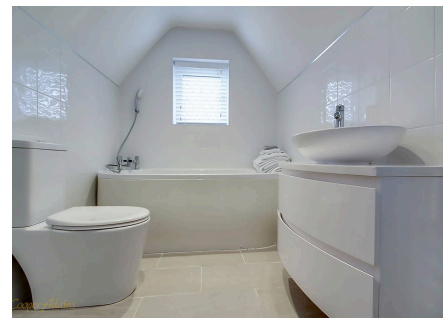
Golden Avenue, East Preston

Freehold

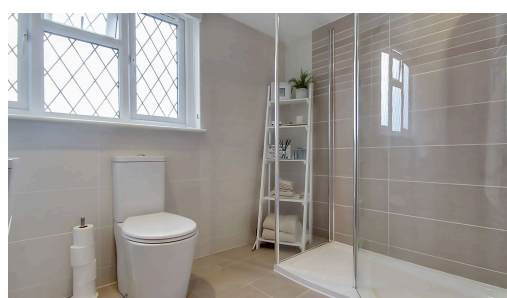
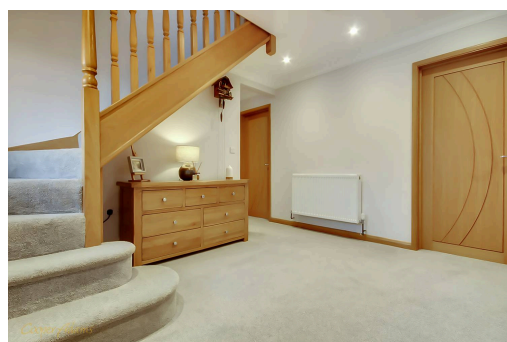
Prime Coastal Location – Situated at the end of Golden Avenue on the prestigious West Kingston private estate, just seconds from the beach • Immaculate Three-Bedroom Detached Home – Beautifully presented throughout with bright, open-plan living spaces and high-quality contemporary finishes • Spacious Kitchen/Dining Area – Featuring a central island, sleek fitted units, and patio doors leading to the garden – perfect for entertaining • Approved Planning Permission – Granted under reference K/48/21/HH for a significant extension, offering exciting scope for future development • Generous Plot with Ample Parking – Set on 0.24 acres with a large gravelled driveway, integral garage, and extensive gardens ideal for outdoor living • Private Access to Exclusive Parkland – Direct garden access to approximately 11 acres of estate-owned private parkland, perfect for peaceful walks, outdoor recreation, and exercising dogs in a secure,

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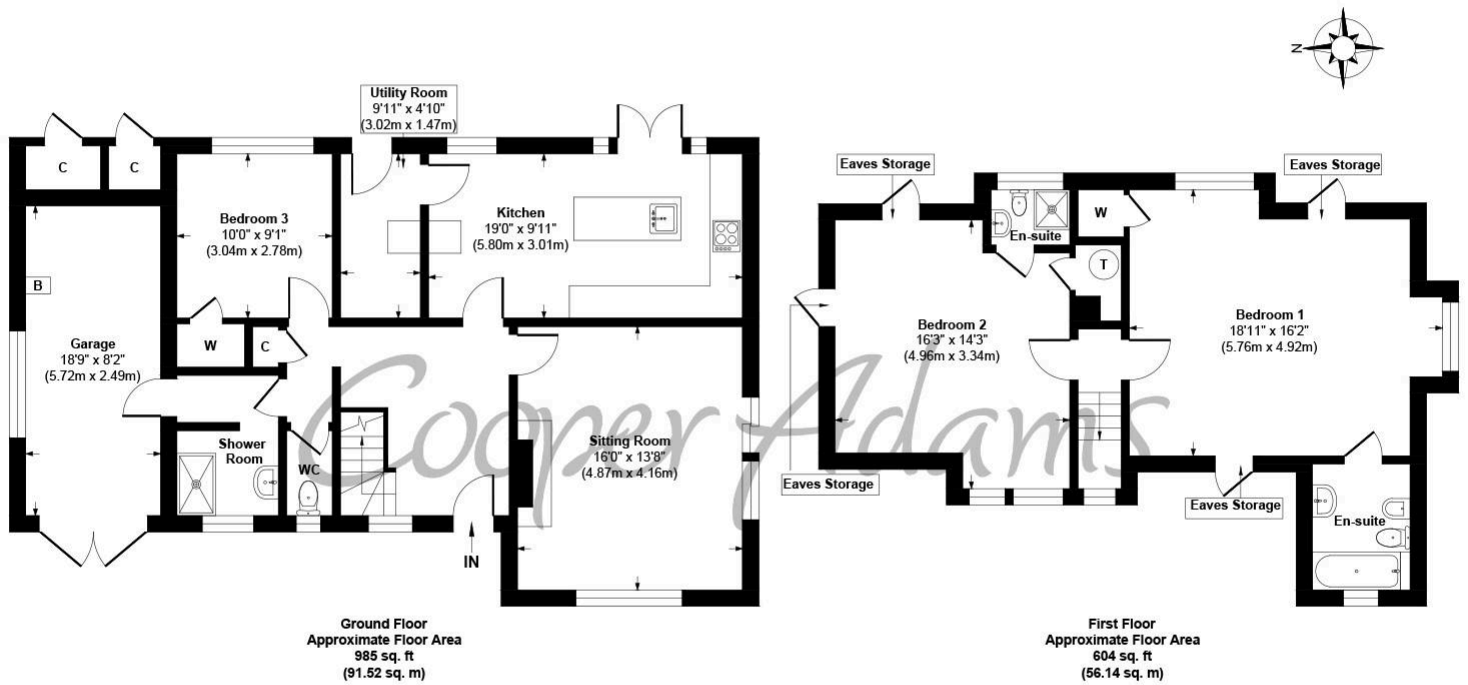
Immaculate Three-Bedroom Detached Home with Approved Plans – Moments from the Sea Tucked away at the end of Golden Avenue on the exclusive West Kingston private estate, this beautifully presented three-bedroom detached home offers stylish coastal living just seconds from the beach. Set on a generous 0.24-acre plot, the property features a large gravelled driveway, integral garage, and quality interiors throughout – including solid oak joinery and a bespoke staircase. The spacious kitchen/dining room includes a central island and opens to the garden, while a separate utility room, bright front lounge, and ground floor bedroom (ideal as a study or guest room) complete the flexible layout. Upstairs, both double bedrooms benefit from en-suite bathrooms and storage. Approved planning (K/48/21/HH) allows for a substantial extension and the addition of a double garage, offering exciting potential. The rear garden enjoys private gated access to 11 acres of parkland, exclusive to estate residents – perfect for walking and outdoor leisure.



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.



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Golden Avenue, East Preston, West Sussex, BN16 1QT
Approx. Gross Internal Floor Area 1589 sq. ft / 147.66 sq. m

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