

WATERSIDE

COASTAL ROAD • EAST PRESTON • WEST SUSSEX







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A brand new house built to a very high standard with stunning sea views, south facing garden and direct access onto the greensward and the beach.

Accommodation

Open plan Sitting/Dining/Family Room • Kitchen • Utility room
Study • Balcony • Lift • WC

Master bedroom with dressing room, ensuite and balcony
Four further bedrooms three ensuite, shower room

Landscaped gardens, double garage

Total gross internal floor area approximately 4,004 sq ft (372 sqm)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

(Distances and times approximate)



Angmering- 2.7 miles

Rustington – 3.5 miles

Chichester – 17.3 miles

Brighton – 21 miles

London – 65 miles



Angmering – from 1 hr 28 minutes to London Victoria

Brighton – from 1 hr 8 minutes to London Victoria, London Bridge or London Blackfriars



A27 – 4 miles

A24 – 6.7 miles



Windlesham House

Our Lady of Sion School

Dorset House School

Lancing College

Sompting

Abbotts, Christ's Hospital and Brighton,

Lancing and Hurstpierpoint Colleges



Gatwick- 35 miles

Heathrow 61.5 miles

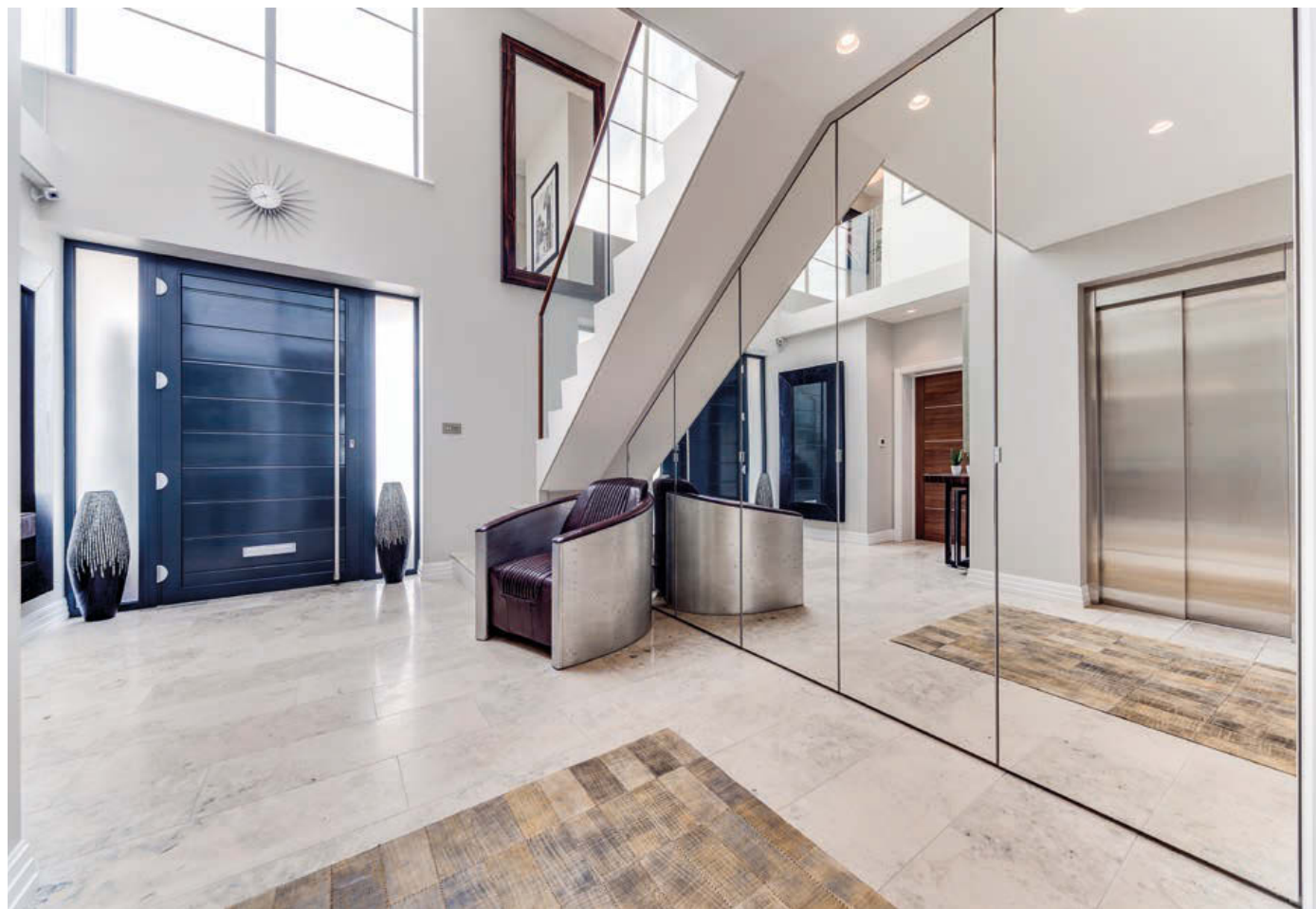


Worthing, Chichester, Horsham.



Chichester Harbour offers a gateway to the Solent.





Waterside

Waterside is finished to an exacting standard with exquisite attention to detail seen at every turn and has the benefit of being sold with a new homes building guarantee. This beautifully designed coastal home situated in the private West Kingston Estate, created by the highly acclaimed and multi award winning design team The Pure Group.

The house is built over three floors with the ground floor accommodation comprising of four bedrooms, four bathrooms, study and utility. Three of the four bedroom suites have direct access onto the south facing garden and views to the English Channel.

The versatile first floor is currently arranged to create a very large open plan reception space which incorporates the kitchen/ dining room, family room and sitting room but has the flexibility to allow separate spaces if preferred. Beyond the internal floor area accessed via two large sliding doors is a large balcony which offers uninterrupted views over the south coast. The master bedroom suite is positioned across the whole top floor and is accessed either by the bespoke staircase or the central lift.

The main bedroom with lounge area, dressing room, master bathroom and private lobby are all located on this floor as well as a further balcony with even more stunning views over the coast.

Entry to the house is accessed through a set of automated hand-crafted iron gates bespoke made to match the modern but Art Deco inspired architecture. The natural stone paviour drive provides private parking and leads to the automated double garage doors. To the rear the garden has been landscaped by a highly acclaimed and award winning team, mainly laid to lawn with exotic plants and borders, as well as incorporating a substantial terrace. There is direct access through the gate at the rear of the garden onto the privately owned greensward belonging to Waterside which then links directly to the beach.

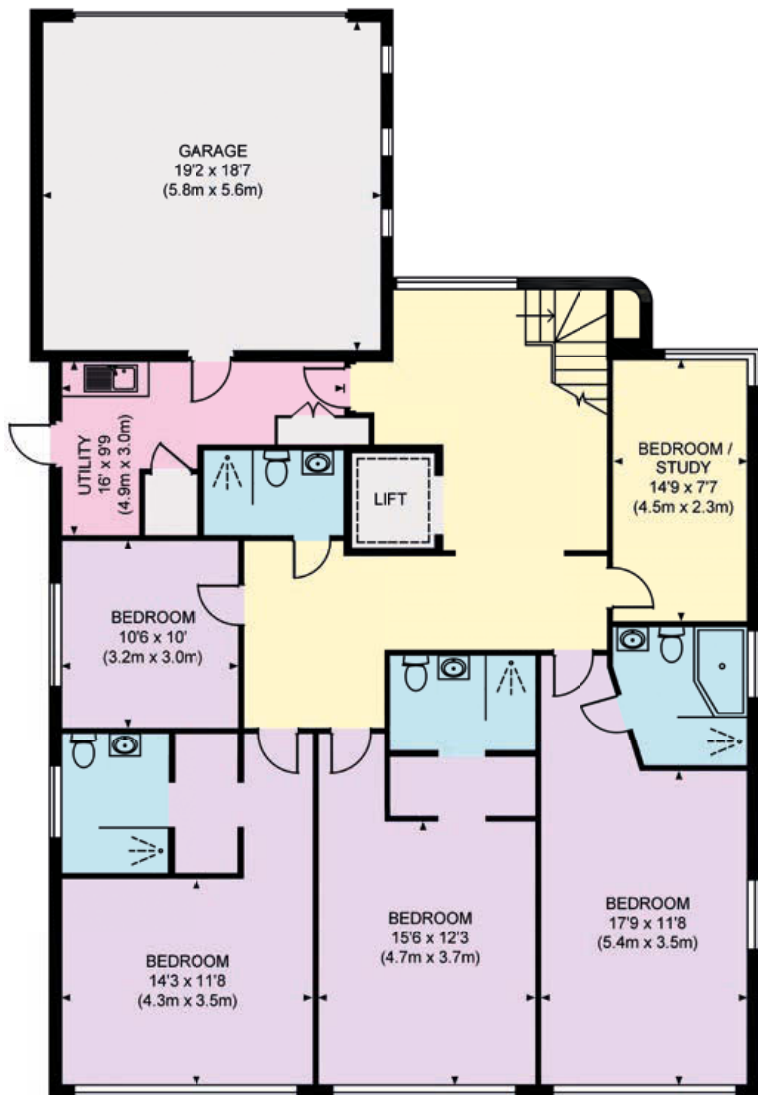
Arguably one of the most sought after waterfront locations in the UK with its naturally mild climate, the West Sussex Coast is the perfect setting for this wonderful waterfront family and holiday home. Approached from Golden Avenue, The West Kingston private estate has gated access during the summer weekends to maintain the level of privacy and security that the residents have come to enjoy. The peace and tranquillity of its surrounds combined with its accessible coastal location within easy reach of London and Gatwick Airport by car or train, make the house both the perfect family home and weekend retreat.











Ground Floor

Approximate Gross Internal Floor Area
4004 Sq.Ft / 372 Sq.M



First Floor

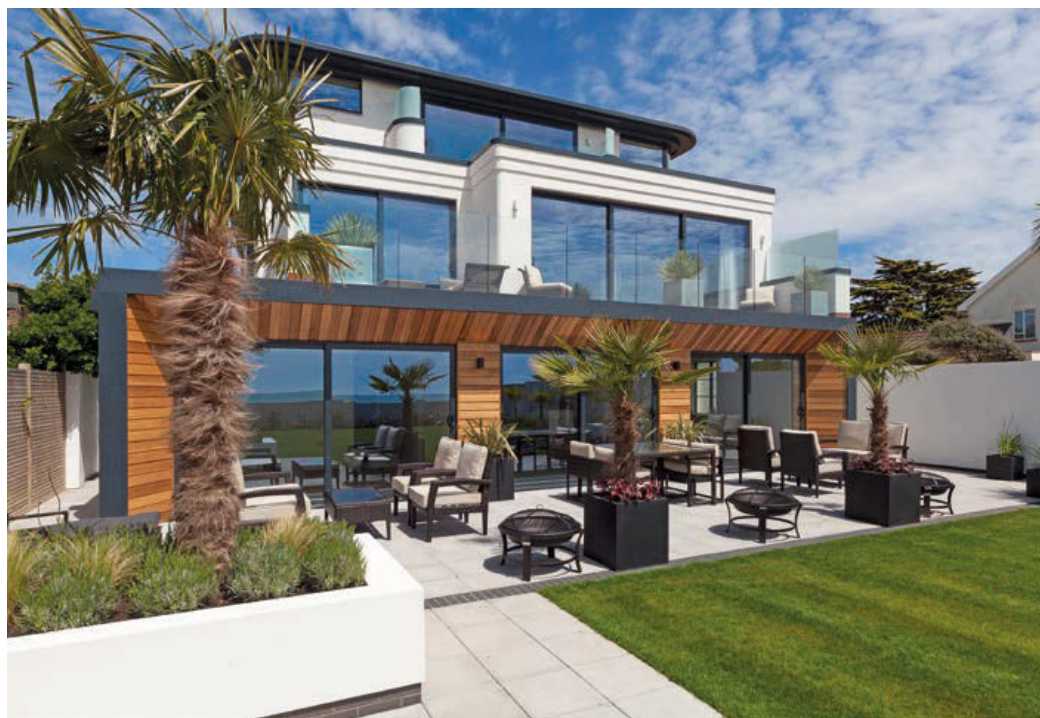


Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation











Services

The owner has informed us that the house has mains water, electricity, drainage and gas central heating.

Directions (BN16 1SJ)

From London, head South on the A24 to the Findon roundabout. Turn right along A280 (Long Furlong) towards Littlehampton. After 3 miles cross over the roundabout and over the A27. At the next roundabout take the 2nd exit towards Littlehampton and Angmering (A280). After approximately 2 miles reach a roundabout at the A259, cross over into Old Worthing Road and go about 400 yards until the level crossing. Immediately after the level crossing turn left onto North Lane, continue straight down Golden Avenue over the roundabout. At the end of the road turn left onto Coastal Road. Waterside can be found on the right hand side after about 0.3 miles.

Viewings

All viewings are strictly by appointment with the selling agent.

Local Authority

Arun District Council. Tel: 01903 737500

Fixtures and fittings

Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation

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