



South Strand | East Preston | BN16 1PN
Guide Price **£1,350,000**

JS
Signature
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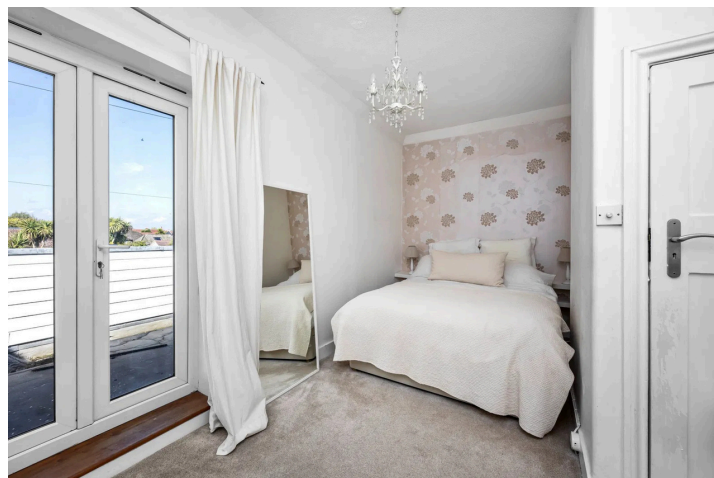
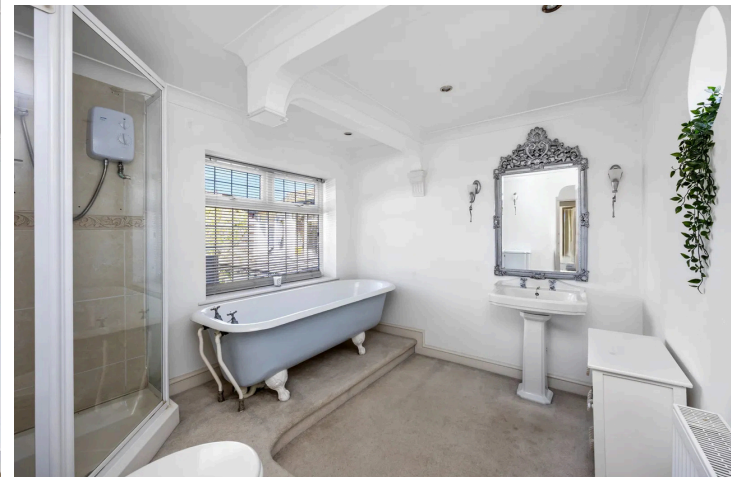


Jacobs Steel Signature Homes is delighted to present 'Melita,' a distinguished period residence of substantial proportions, offering breathtaking sea views. Situated within the prestigious Angmering-on-Sea private estate in the charming village of East Preston, this beautiful home is one of the original properties in the area, making it a rare and unique opportunity. Blending timeless character with an enviable coastal outlook, 'Melita' is a truly special offering in this highly sought-after location.



A home of style & sophistication





Property details: Melita | South Strand | East Preston

Key Features

- Detached Period House With Double Garage
- Sea Views
- Five/Six Bedrooms
- Chain Free
- Superb Kitchen Diner
- Ground Floor Bedroom Suite/Annexe
- Further Potential STPP
- Stunning Reception Spaces
- Carriageway Drive With Ample Parking
- Close To Local Amenities



5 Bedrooms



5 Bathrooms



4 Reception Rooms



Perfect for a growing family, multigenerational living, or a luxury investment with income potential.

INTERNAL

Jacobs Steel Signature Presents 'Melita', A distinguished period residence of immense character, set within the highly sought-after Angmering-on-Sea Estate in East Preston Village. One of the original homes on this prestigious estate, Melita exudes timeless charm while offering breathtaking sea views from its upper floors. With over 4,000 sq. ft. of versatile living space, this rare opportunity presents an exceptional prospect—perfect for a growing family, multigenerational living, or a luxury investment with income potential.

Boasting generous interiors, flexible layouts, and an enviable coastal setting, Melita is a home of distinction in one of the most coveted seaside locations.

Step inside to a magnificent reception space, where grandeur meets character. This double-height room is truly breathtaking, featuring a galleried landing, ornate ceiling, rich wood panelling, and a stunning brick-built fireplace—a striking focal point and a wonderful space for entertaining or relaxing with family.

The reception rooms flow effortlessly from this central space, offering a variety of living areas to suit modern lifestyles. A dedicated study provides a quiet retreat for work or reading, while the south-facing garden room—with its beautiful chequer-style period tiled floor—is bathed in natural light. A cosy reception room with painted panelling and a fireplace with an inset electric burner offers warmth and intimacy. For added convenience, a modern shower room with a contemporary white suite is perfectly positioned near a separate side entrance, making it ideal for freshening up after a day at the beach. The kitchen/diner is a true showstopper. The raised kitchen area is fitted with a sleek range of modern cabinetry, complemented by a substantial worktop, perfect for meal preparation and casual dining. A separate utility room provides additional functionality, with plumbing for a washing machine and ample space for a side-by-side fridge freezer. The spacious dining area offers ample room for large family gatherings, with garden views and direct access through two sets of doors. Completing the ground floor is a well-placed bedroom with direct garden access and an en-suite shower room, ideal for guests or multigenerational living.

Ascending to the first floor, the galleried landing is a standout feature, complete with a bespoke bookcase and a charming reading nook offering coastal views. The principal suite is a luxurious retreat, featuring tall ceilings, sea views, and an abundance of space. The en-suite boasts a freestanding contemporary tub, semi-pedestal sink, and WC, with obscure glazed doors leading to a private terrace. A walk-in wardrobe with ample storage completes this impressive suite. Two further spacious double bedrooms offer unique aspects, ensuring privacy and comfort. The family bathroom embraces a classic traditional style, with a roll-top tub, basin, WC, and an electric mixer shower. A distinctive circular window beautifully frames the sea and garden views.

The top floor hosts a private bedroom suite, offering dedicated sleeping and dressing areas, along with an en-suite shower room. This floor also provides access to a walk-in loft, perfect for additional storage.

EXTERNAL

Externally this home excels, set behind tall, established hedging, the property enjoys a large carriage driveway, providing ample parking for multiple vehicles while ensuring privacy. A detached double garage with an upper floor is discreetly positioned within the plot, offering potential for conversion (subject to planning permission).

The rear garden is mainly lawned, enclosed by mature screening plants for seclusion. Terraced areas provide perfect outdoor dining spots, while a wooden pavilion adds a charming focal point for al fresco entertaining.

LOCATION

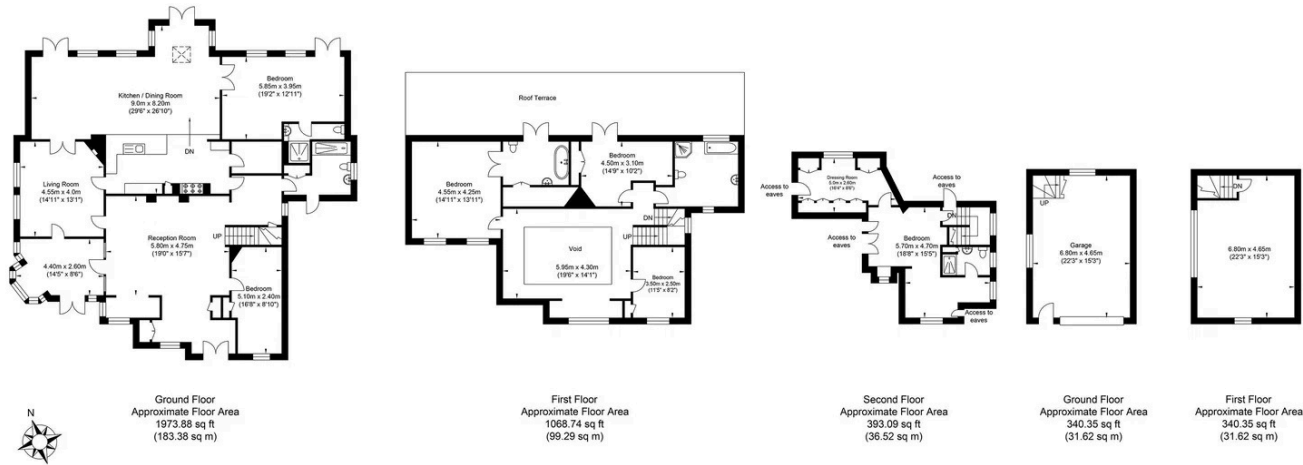
East Preston is a desirable coastal village known for its strong community spirit and excellent transport links. Angmering mainline station is within walking distance, providing direct services to London Victoria, Brighton, Portsmouth, and Southampton. Gatwick Airport, just 40 miles away, ensures effortless national and international travel.

The village itself offers a delightful mix of local amenities, including two pubs, Indian and Chinese restaurants, a fish and chip shop, a micro pub, two cafés, a mini-mart, a library, and a veterinary practice. The village green hosts a variety of events throughout the year, including a charming dog show. Local bus routes provide seamless connections along the coast to the larger towns of Rustington and Worthing.

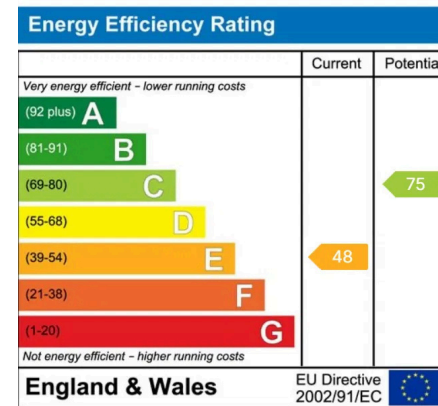
Melita is a truly unique coastal home, blending historic charm, modern comfort, and exceptional versatility. With breathtaking sea views, elegant interiors, and vast potential, this rare opportunity is not to be missed.



South Strand, East Preston



Approximate Gross Internal Area = 382.43 sq m / 4116.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Property Details:

Floor area * as quoted from the floorplan: 4116.44 sq ft

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.