



Golden Acre | Kingston Gorse | East Preston | BN16 1QR  
Offers Over **£1,500,000**

**JS**  
*Signature*  
jacobs Steel



Jacobs Steel Signature is delighted to present 'Weybourne House,' a distinguished double-fronted residence in the highly sought-after West Kingston private estate. Nestled on a quiet no-through avenue just moments from the sea, this beautifully presented home offers exceptional reception spaces and a generously proportioned kitchen-diner, perfect for modern living. A rare opportunity in a prime location, 'Weybourne House' is just a short stroll from the heart of the friendly village of East Preston.



A home of style & sophistication



  
Nestled within the desirable West  
Kingston Sea Estate





Property details: Weybourne House | Golden Acre | East Preston

## Key Features

- Substantial Detached House
- Desirable West Kingston Private Sea Estate
- Four Double Bedrooms
- Gated Carriage Drive
- Integral Garaging
- Fabulous Kitchen Diner
- Impressive Reception Room
- Utility/Boot Room
- Potential For Loft Conversion STP
- Stunning Garden



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**



The Property seamlessly blends contemporary elegance with timeless charm

### INTERNAL

Nestled within the desirable West Kingston Sea Estate and close to the everyday amenities of East Preston village, Weybourne House is a distinguished home that has been substantially extended and remodeled by its current owners. Offering over 3,300 square feet of light-filled interiors across two floors, this exquisite property seamlessly blends contemporary elegance with timeless charm in a sought-after position.

Stepping across the threshold brings you into the reception hall, where large double-height windows bathe the elegant dark oak staircase in natural light. A fabulous drawing room features a contemporary gas fireplace, a charming bay window, and two sets of French doors that open onto the garden, offering a dual aspect across the front and rear of the home. Opposite, the snug/TV room provides a second reception space with a deep south-facing window bathing the room in natural light. A convenient cloakroom is also located on the ground floor. Beyond the study, the fabulous kitchen/diner is a highlight of the home, designed by the owners to create a space to host all of the family. Vaulted ceilings with symmetrical skylights flood the space with natural light throughout the day. Fully integrated appliances ensure convenience, while a central island with a breakfast bar, a walk-in pantry, and ample space for a full-length dining table make this a cook's dream. A vast array of bi-fold doors extends the width of the rear, seamlessly connecting the indoor living area to the non-slip patio and garden. A useful boot room/utility connects the garage and the kitchen with separate side access. A range of contemporary cabinetry provides extra storage with plumbing for a washing machine and dryer, along with an inset sink to the worktop. A further large cupboard provides extra storage.

Ascending the grand staircase, the first floor comprises four generously sized double bedrooms, two of which feature built-in wardrobes. The primary suite enjoys a private balcony with sea glimpses, a spacious dressing room, and a luxurious en-suite bathroom, complete with a walk-in shower and a freestanding bath positioned to capture the stunning sunset views through south-facing, floor-length windows. A family bathroom with a contemporary white suite is conveniently located along the landing. There is a drop-down ladder to a loft area with a boarded floor and two 'Velux' windows allowing natural light. There are previous drawings for a loft conversion; however, with planning, it is possible to add further potential.

### EXTERNAL

Externally, this handsome home sits back in the plot with a carriage driveway having electric gates. Landscaped flowerbeds and mature planting add visual appeal whilst affording privacy. The integral double garage with an electric door offers additional storage and parking space.

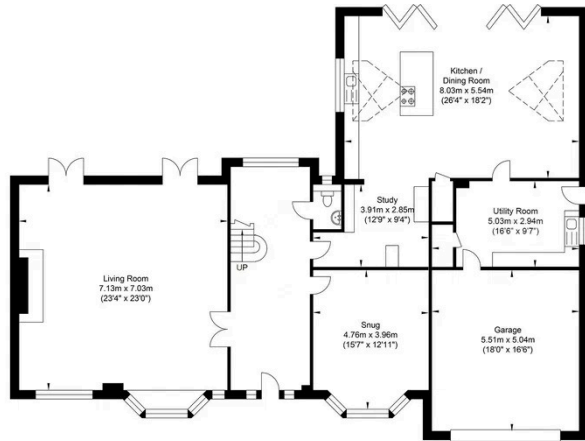
To the rear, a secluded and peaceful country-style garden is adorned with mature trees and shrubs, attracting an abundance of wildlife—all just a stone's throw from the sea. Two separate patio areas adjoin the house, offering perfect spots to relax in the summer sun, which are accessible from the principal rooms. A large lawn feeds around the side of the property with access to the front. The greenhouse and shed are hidden behind wooden screening, adding planting options and somewhere to store garden paraphernalia.

### LOCATION

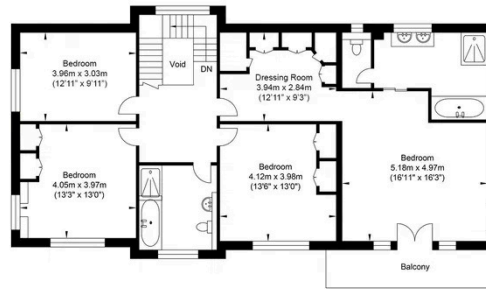
East Preston is a desirable village with excellent transport links, with Angmering mainline station within walking distance, offering direct services to London Victoria, Brighton, Portsmouth, and Southampton. Gatwick Airport is approximately 40 miles away, making national and international travel highly accessible. The village green plays host to several events over the year, including a dog show. The local amenities include two pubs, Indian and Chinese restaurants, a fish and chip shop, a micro pub, two cafes, a mini-mart, a vets, a library, and more. Local bus routes from the village take you along the coast to the larger towns of Rustington and Worthing.



## Golden Acre

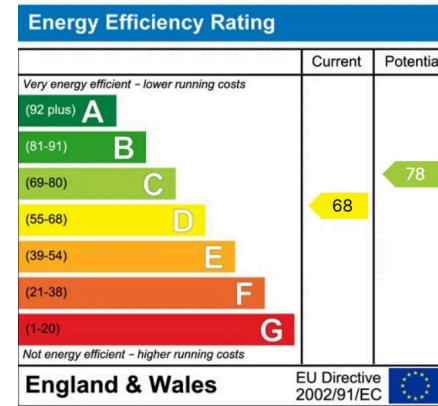


Ground Floor  
Approximate Floor Area  
2070.0 sq ft  
(192.31 sq m)



First Floor  
Approximate Floor Area  
1248.07 sq ft  
(115.95 sq m)

Approximate Gross Internal Area = 308.26 sq m / 3318.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Property Details:

Floor area \* as quoted from the floorplan: 3318.08 sqft

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.