



Sea Road | East Preston | BN16 1PB

Price on Application

**JS**  
*Signature*  
jacobs Steel





Jacobs Steel offers 'Dene Cottage' Steps from the beach, tucked behind flint walls and established gardens, this charming white-rendered cottage in central East Preston offers coastal living with village convenience and total privacy. No forward chain, garage and parking.

A home of style & character













## Key Features

- 150 Yards To The Beach
- Close To Shops & Village Green
- Fantastic Plot With Substantial Garden
- Parking & Garage
- Period Details
- Gas Central Heating
- Chain Free
- Double Glazed



**3 Bedrooms**



**1 Bathrooms**



**2 Reception Rooms**



Compelling blend of modern design, flexible living space, and refined coastal lifestyle.

### INTERNAL

Dene Cottage – A Quintessential Coastal Retreat in East Preston 150 Yards from the beach.

Just moments from the shoreline and tucked discreetly behind mature greenery, Dene Cottage is a beautifully preserved three-bedroom detached Fisherman's Cottage that blends timeless character and sizeable interiors. With its crisp white rendered exterior and traditional barn-style cottage door, this charming home offers a rare opportunity to enjoy seaside living in one of West Sussex's most desirable villages.

Positioned at the southern end of Sea Road, the property enjoys a prime location—right in the heart of East Preston village, close to the green, yet wonderfully secluded. The beach is just moments away, offering a peaceful stretch of coastline that's notably quieter than other West Sussex beaches, making it ideal for morning walks, sunset strolls, or simply unwinding by the sea.

Tucked away on a generous plot, this charming home is wrapped in beautifully landscaped, south & east facing gardens, enclosed by original flint walls that lend both character and a wonderful sense of privacy. The outdoor space is a true sanctuary — from the vibrant mature planting and elegant specimen trees to the sweeping lawn that invites family play or quiet reflection.



Bask in sunshine all day long in the secluded, south-facing garden — perfect for summer lounging — or retreat to one of the shaded corners for a peaceful moment with a book or a glass of wine.

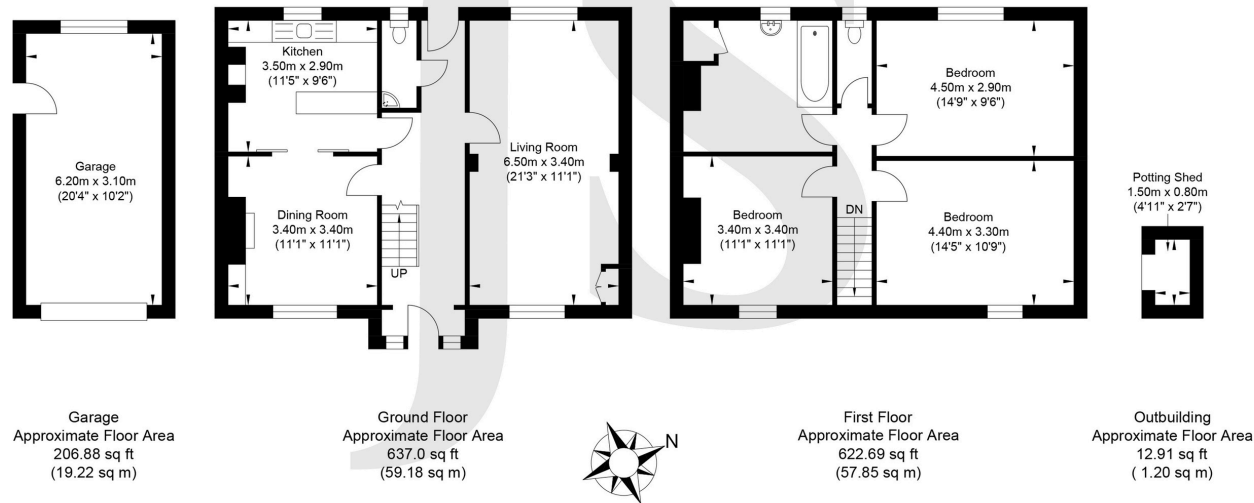
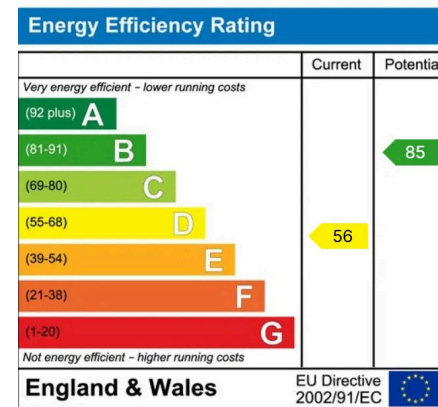
To the front, a spacious driveway offers plenty of off-road parking and leads to a detached garage, rounding off a home that's as practical as it is picturesque. Inside, the cottage retains many original features. The entrance hall welcomes you with parquet flooring that flows throughout the ground floor. The dual-aspect living room offers tranquil views across the gardens, while the separate dining room—complete with a feature fireplace—connects to a well-appointed kitchen, perfect for everyday living or entertaining.

Upstairs, three light-filled double bedrooms are complemented by a family bathroom and the added convenience of a separate cloakroom and toilet.

East Preston is often described as a hidden gem along the Sussex coast. Known for its friendly, close-knit community, the village offers a relaxed lifestyle with excellent amenities including independent cafés, pubs, shops, and leisure clubs—all within walking distance. The area is also home to several exclusive private estates, such as Willowhayne, Kingston Gorse, and Angmering-on-Sea, which add to its prestige and appeal.



## Sea Road



Approximate Gross Internal (Excluding Garage / Shed) Area = 117.03 sq m / 1259.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Property Details:

Floor area \* as quoted from the floorplan: 1259 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.