



South View | East Preston | BN16 1PX

Price on Application

JS
Signature
jacobs Steel



Just moments from the beach, this beautifully extended five-bedroom home offers contemporary interiors, a stunning south-facing garden, and flexible living space in the exclusive Angmering-on-Sea Private Estate. Featuring a garden room and easy access to London via Angmering-on-Sea station, this is stylish seaside living at its finest.



A home of style & sophistication







Key Features

- A Stunning Home Within Angmering On Sea Private Estate
- Close To The Beach And Village Green
- Design-Led Interiors That Flow To The South Facing Garden
- Ample Parking
- Fabulous Contemporary Kitchen Diner
- Spacious Reception With Full Width Bi-folds To Garden
- Superb Garden Room
- Side Access With Potential For Garage STPP
- Full Width Landscaped South Facing Garden



5 Bedrooms



2 Bathrooms



2 Reception Rooms



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

INTERNAL

Set within the highly desirable Angmering-on-Sea Private Estate, just a short stroll from the beach, this exceptional five-bedroom detached home offers a compelling blend of modern design, flexible living space, and refined coastal lifestyle.

Positioned in a quiet and exclusive residential enclave, the property has been thoughtfully extended and styled to support a wide range of living needs—ideal for families, remote workers, or those seeking a luxurious seaside retreat with space to adapt and grow.

At the rear, a substantial reception room with full-width bifold doors opens directly onto the fabulous south-facing garden, inviting natural light and garden views into the heart of the home. A separate kitchen and dining area also connects to the garden through glazed French doors, making everyday life effortlessly sociable and light-filled.

Completing the ground floor, three additional bedrooms offer valuable versatility—perfect as guest rooms, workspaces, or further reception areas. One room could easily be opened up to create a second garden-facing reception, enhancing the flow and entertaining space. A large utility room offers space for white goods as there is a ground floor guest cloakroom.

Upstairs, you'll find three bedrooms, including a spacious principal suite with en-suite shower room, a further double bedroom, and a single room currently used as a study. A gorgeous family bathroom completes the first-floor accommodation, offering both style and practicality.



Outside, the expertly landscaped south-facing garden has been thoughtfully divided into zoned areas for dining, lounging, and relaxing, offering a stunning backdrop for al fresco entertaining or peaceful evenings. A contemporary garden room with glazed doors sits at the rear, currently used as a home office and gym, providing year-round functionality and a true sense of indoor-outdoor living.

To the front, a private driveway offers parking for multiple vehicles, while a side garden presents the exciting potential for a garage (subject to planning).

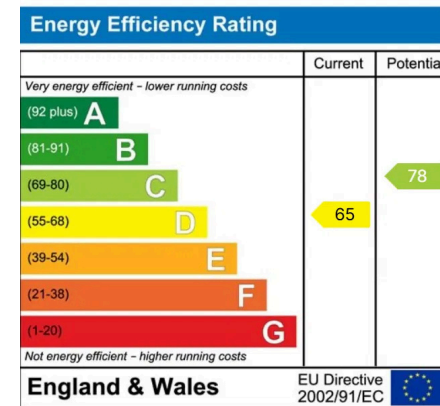
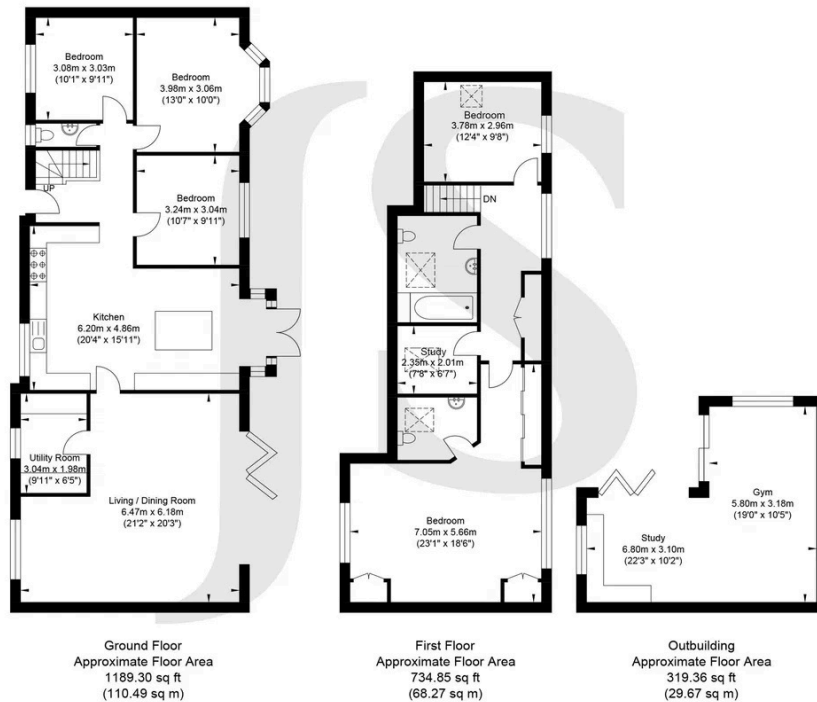
LOCATION

The home is located in the heart of the friendly and welcoming village of East Preston, known for its strong sense of community, independent shops, and relaxed pace of life. For a wider choice of amenities, the nearby village of Rustington offers an excellent range of shops, cafés, restaurants and a Waitrose, providing all the essentials (and luxuries) just minutes away.

With excellent transport links via Angmering-on-Sea mainline station, which offers direct services to London and major towns, this home combines the tranquillity of coastal living with everyday convenience and connectivity.

With its elegant design, coastal charm, and adaptable layout, this is a rare opportunity to own a standout home in one of the South Coast's most prestigious private estates—where lifestyle, space, and location come together seamlessly.

South View



Property Details:

Floor area * as quoted from the floorplan: 1924.15 sqft

Tenure: Freehold

Council tax band: F

Approximate Gross Internal (Excluding Outbuilding) Area = 178.76 sq m / 1924.15 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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.