



Seafield Road, East Preston

Freehold

Five bedroom coastal home with four reception rooms, four bathrooms, detached annexe and direct beach access • Generous Plot – Set within approximately 0.67 acres with a south-facing rear garden and a 150 ft front garden. • Spacious Accommodation – Around 2,669 sq. ft including a triple-aspect sitting room, dining room, sunroom, and a kitchen/breakfast/family room. • Flexible Living Spaces – Ground floor bedroom suite for guests or independent living, plus a detached one-bedroom annexe. • Principal Bedroom Suite – First-floor suite with balcony overlooking the sea and en-suite bathroom. • Private and Secure – Located on a private road with enclosed gardens, offering both privacy and a strong sense of arrival.

Cooper Adams

Situated on a private road within approximately 0.67 acres, this coastal home offers around 2,669 sq. ft of accommodation with direct beach access and uninterrupted sea views. The south-facing rear garden opens from a private terrace onto the beach, while a long front garden provides privacy and a strong sense of arrival. Inside, the home features a central hall leading to a dining room with a sunroom, a kitchen/breakfast/family room, a triple-aspect sitting room, and a ground-floor bedroom suite. Upstairs, the principal bedroom enjoys sea views from a balcony and has an en-suite, with additional bedrooms served by a family bathroom and shower room. A detached one-bedroom annexe at the front adds flexibility. With generous gardens and versatile living space, this is a rare coastal opportunity offered with no ongoing chain.



Seafield Road is an extremely sought-after private road within East Preston with gated access to maintain the high level of privacy and security that the residents have come to enjoy. East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.





Denotes restricted head height

Approximate Area = 2916 sq ft / 270.9 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Annexe = 299 sq ft / 27.7 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 3300 sq ft / 306.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Cooper Adams Estates Limited. REF: 1424418



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