

## Angmering Lane, East Preston

Freehold

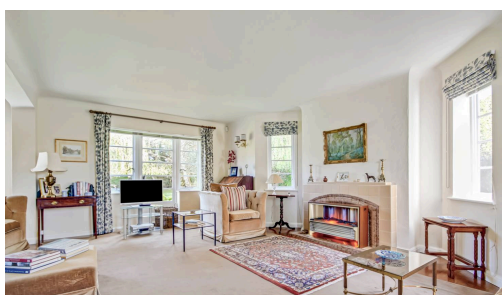
Exceptional plot of approximately 0.69 acres offering significant development potential (STPP) • Situated on the highly sought-after Willowhayne private estate. • Detached four-bedroom home extending to over 1,700 sq ft. • Spacious 22ft sitting room plus separate dining room. • Extensive, private and well-established gardens. • Detached garage with ample off-road parking.

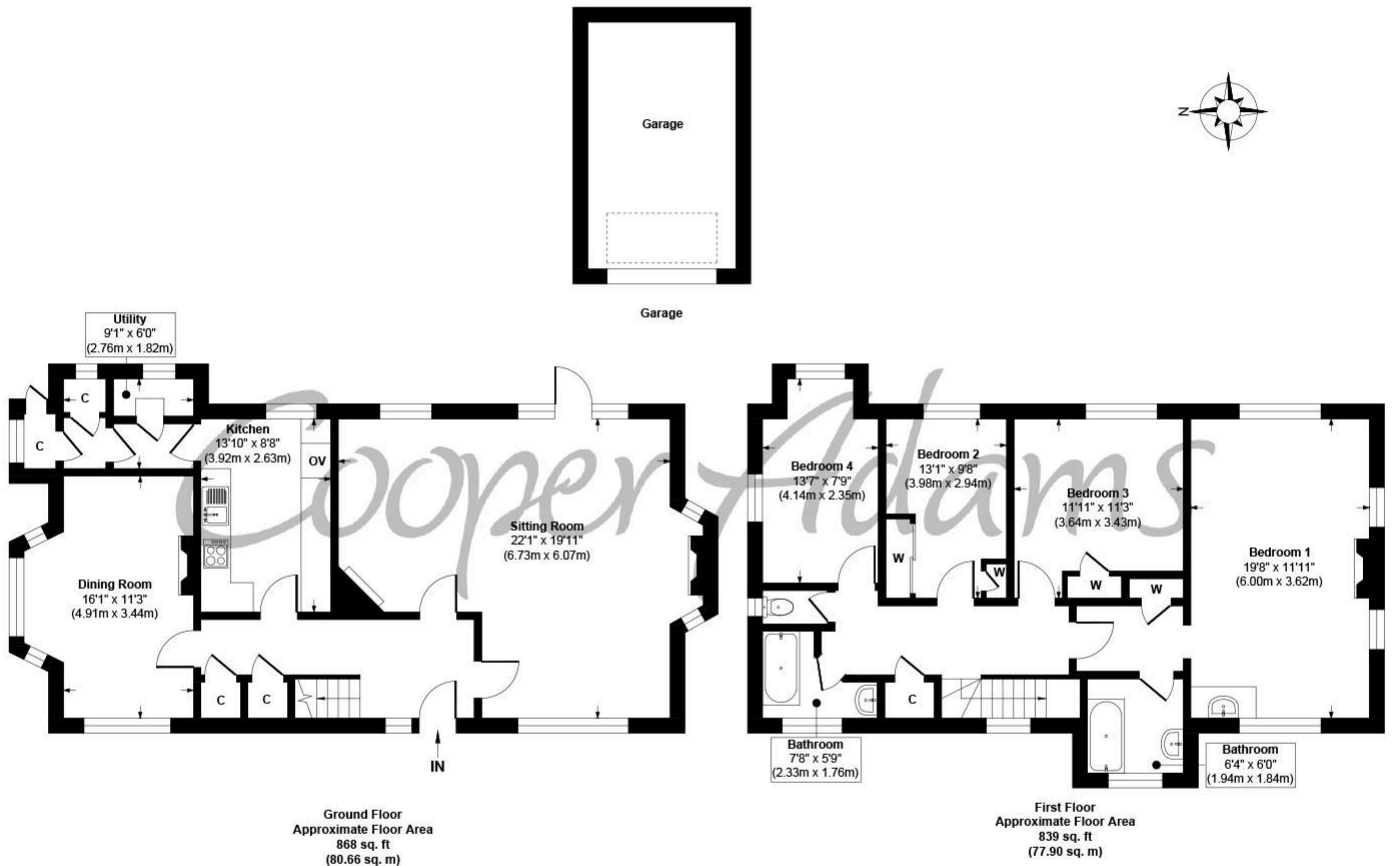
*Cooper Adams*

Situated on the highly sought-after Willowhayne private estate, this charming detached home occupies an exceptional plot of approximately 0.69 acres, offering a high degree of privacy and a superb setting. The property provides well-balanced accommodation of over 1,700 sq ft, including a spacious 22ft sitting room, separate dining room, and a fitted kitchen with adjoining utility area. The layout offers excellent scope for modernisation or reconfiguration to suit individual needs. Upstairs, there are four well-proportioned bedrooms, including an impressive principal bedroom approaching 20ft, along with two bath/shower rooms, making it ideal for family living. The standout feature is the substantial plot, with extensive gardens providing superb outdoor space and clear potential for development or subdivision, subject to the necessary planning permissions and estate consents. Further benefits include a detached garage and ample off-road parking. A rare opportunity to secure a home with both immediate appeal and significant future potential in one of the area's most desirable private estates.



The sought-after Willowhayne marine estate in East Preston, established in the 1930s, provides privacy and security with gated access on summer weekends. A railway station is just over 1/2 mile away, connecting to Brighton, Gatwick, and London. Many amenities are close to hand with the sea, the downs, golf courses and many shops, bars and restaurants.





**Angmering Lane, East Preston, BN16 2TA**  
**Approx. Gross Internal Floor Area 1707 sq. ft / 158.56 sq. m (Excluding Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale

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