



Golden Avenue, East Preston

Freehold

Over 2,000 sq ft of versatile and well-arranged accommodation. • Presented in excellent condition throughout. • Extended open-plan kitchen/dining and living space with bifold doors. • East-facing patio and garden, ideal for indoor-outdoor living. • Four well-proportioned bedrooms including principal with en-suite. • Located on a highly sought-after road within the West Kingston private estate.

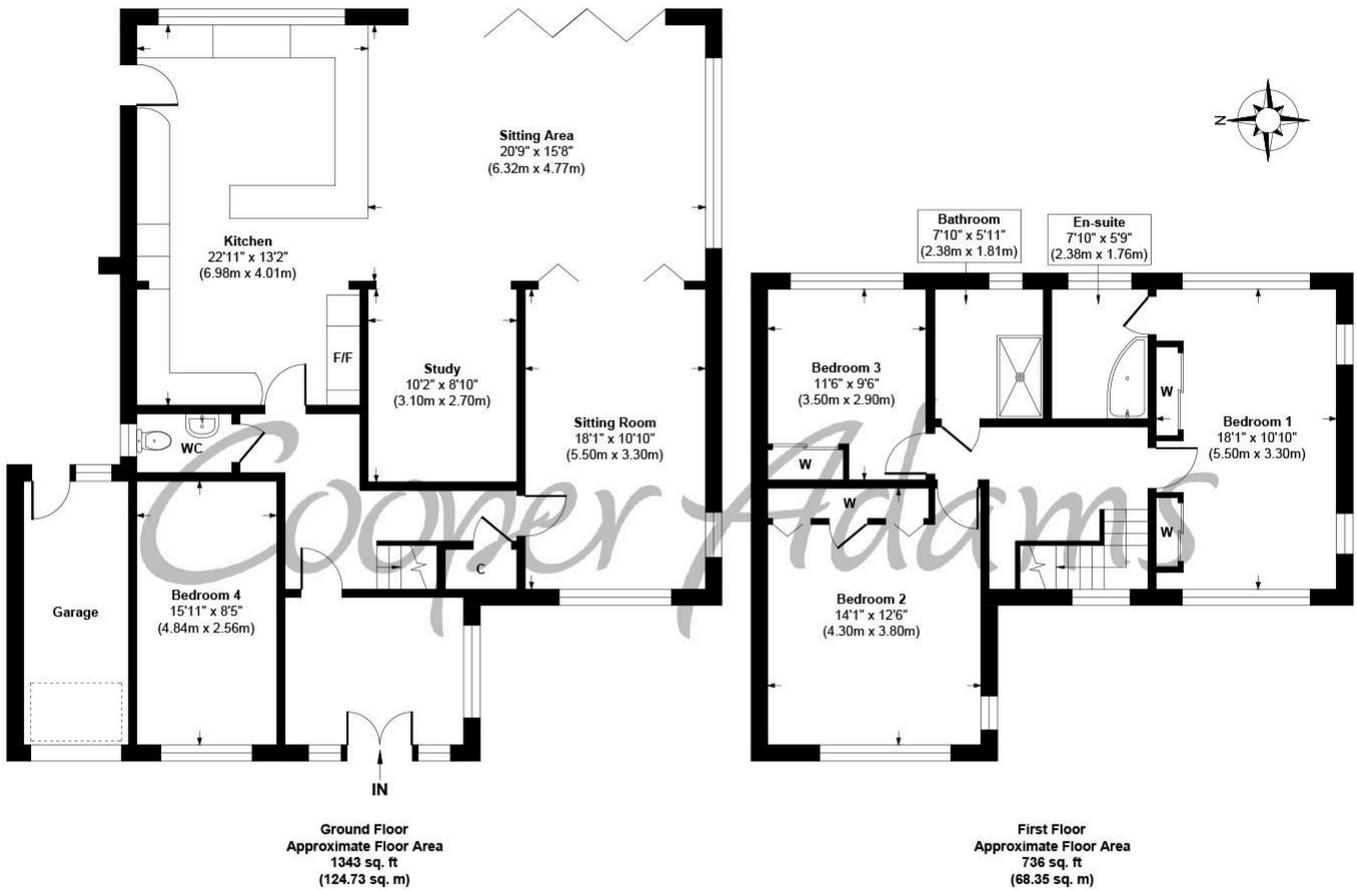
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This spacious and well-arranged three/four-bedroom home offers over 2,000 sq ft of versatile accommodation and is presented in excellent condition, ideal for modern family living. Situated on a highly sought-after road within the West Kingston private estate, it enjoys a prime position in a popular location. The ground floor centres around a generous extended open-plan kitchen/dining and living space, ideal for both everyday living and entertaining, with bifold doors opening onto a patio and east-facing garden, creating a bright indoor-outdoor feel. This flows into a large sitting area, complemented by a separate sitting room and study. A ground floor bedroom, cloakroom and integral garage add further flexibility. Upstairs, there are three well-proportioned bedrooms, including a principal with en-suite, alongside a family bathroom. The layout offers an excellent balance of open-plan living and private space, well suited to modern family life.



The sought-after West Kingston 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.





Golden Avenue, East Preston, West Sussex, BN16 1QY
Approx. Gross Internal Floor Area 2079 sq. ft / 193.08 sq. m (Excluding Garage)

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

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