



Hurst Road, East Preston

Freehold

Exclusive 1930s Residence – Set on a private road with a peaceful, secluded setting framed by mature greenery. • Prime Location – Less than a 10-minute walk to Angmering train station and close to local amenities. • Versatile Reception Spaces – Elegant separate lounge with access to a home office, plus additional reception rooms providing flexible living options. • Potential Self-Contained Annexe – Former garage converted into a reception with bath, ideal for guests, multigenerational living, or rental use. • Stylish Ground-Floor Features – Modern fitted kitchen and convenient downstairs cloakroom. • Spacious Four-Bedroom Layout – Principal suite with en-suite bathroom and three further well-sized bedrooms, complemented by a family bathroom.

Cooper Adams

Positioned on an **exclusive private road** and **within a short, sub-10-minute walk of Angmering train station**, this impressive **1930s residence** enjoys a **peaceful and secluded setting**, set well back from the road and framed by mature greenery, yet perfectly placed for convenient access to local amenities and excellent transport links. The property offers **versatile and generously proportioned accommodation**, including an elegant **separate lounge with access to a dedicated home office**, alongside a further reception room that flows into an additional reception space—**originally the garage and now featuring a bath**—making it ideal as a **self-contained annexe, guest suite or multigenerational living space**. The ground floor is completed by a **stylish fitted kitchen** and a **downstairs cloakroom**. Upstairs, the home continues to impress with **four well-sized bedrooms**, including a **principal suite with en-suite bathroom**, complemented by a **family bathroom** serving the remaining rooms.



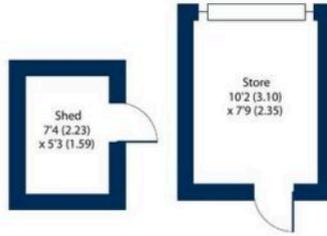
East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.



Approximate Area = 1730 sq ft / 160.7 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Store = 78 sq ft / 7.2 sq m
 Shed = 38 sq ft / 3.5 sq m
 Total = 1874 sq ft / 174 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Cooper Adams Estates Limited. REF: 1414774



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