



Sea Lane, East Preston

Freehold

Detached 17th Century period cottage steeped in history. • Sympathetically restored double-range residence finished to a high standard. • Abundance of original character features including fireplaces, beams and leaded light windows. • Private South and West facing gardens with natural water well and electric pump. • Enclosed by flint boundary walls with five-bar gated entrance. • Detached garage and prime village location close to shops.

Cooper Adams

A **rare opportunity** to acquire a truly **enchanting detached period cottage**, with origins dating back to the **17th Century** and once the sole farmstead along Sea Lane until the 20th Century. Rich in heritage and beautifully preserved, the original dwelling now forms part of an impressive **double-range residence** that has been **sympathetically restored and enhanced to an exceptional standard**. Today, the property presents as a **substantial and elegant family home**, seamlessly blending historic charm with refined modern comfort. **Immaculately presented throughout**, it showcases an array of exquisite period features including **traditional fireplaces, latch doors, exposed beams and leaded light windows** — each adding warmth, character and timeless appeal. Privately enclosed by **striking flint boundary walls** and accessed via a classic **five-bar gate** from Sea Lane, the setting is both secluded and picturesque. The gardens extend predominantly to the **South and West**, creating a wonderfully sunny and tranquil environment, complete with a **natural water well with electric pump** — a charming nod to the home's agricultural past. A **detached garage** further enhances the practicality of this distinguished residence. Perfectly positioned within **easy reach of the village shops**, this is an **exceptional and historic home of remarkable character**, offering a lifestyle as captivating as its story.



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.

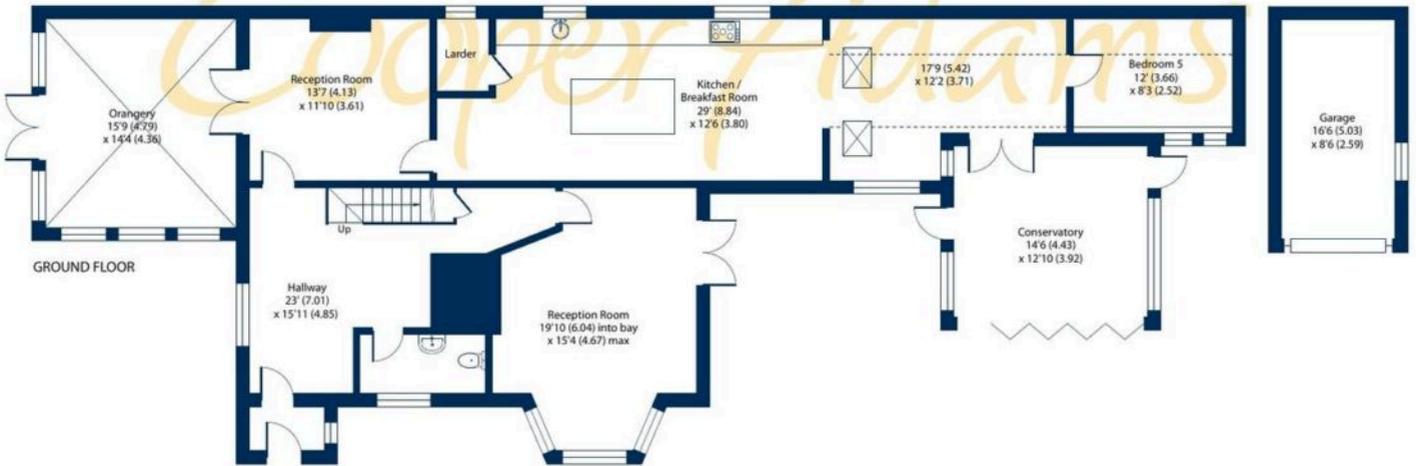




Approximate Area = 2448 sq ft / 227.4 sq m
 Limited Use Area (s) = 347 sq ft / 32.3 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 2935 sq ft / 272.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper Adams Estates Limited. REF: 1418853



Material information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com