



Guide Price
£850,000

Freehold

4x  4x  3x 

**Golden Avenue, East
Preston, West Sussex,
BN16**

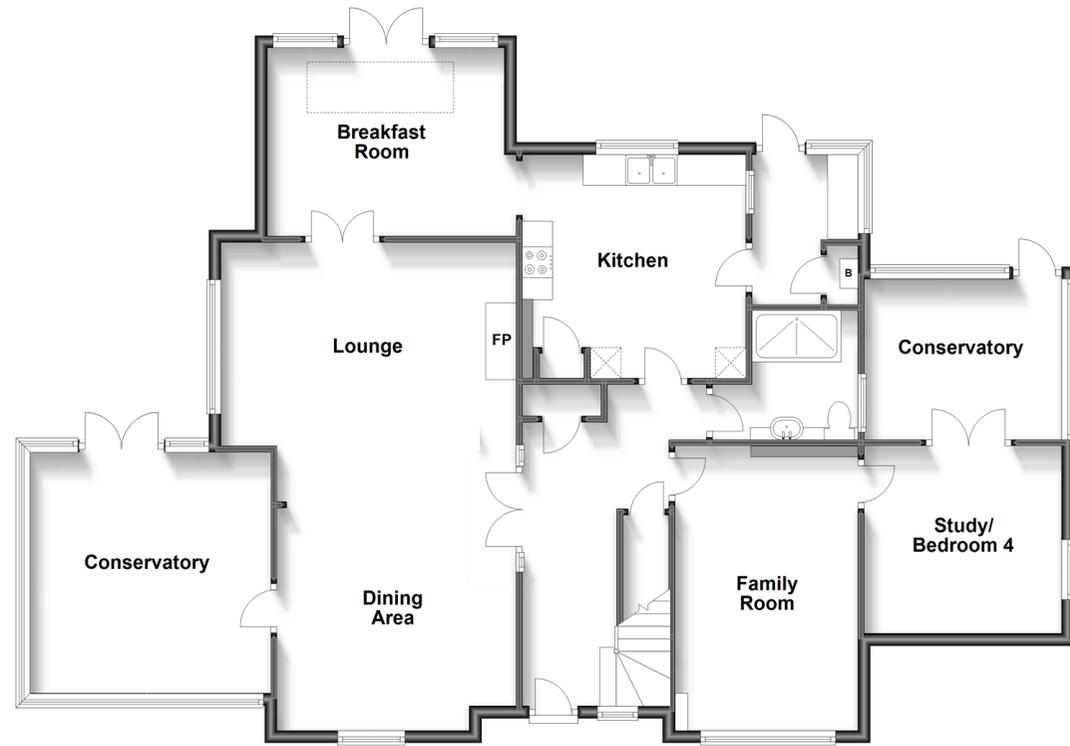
OVER 60?

Secure this property
for up to **59% less!**

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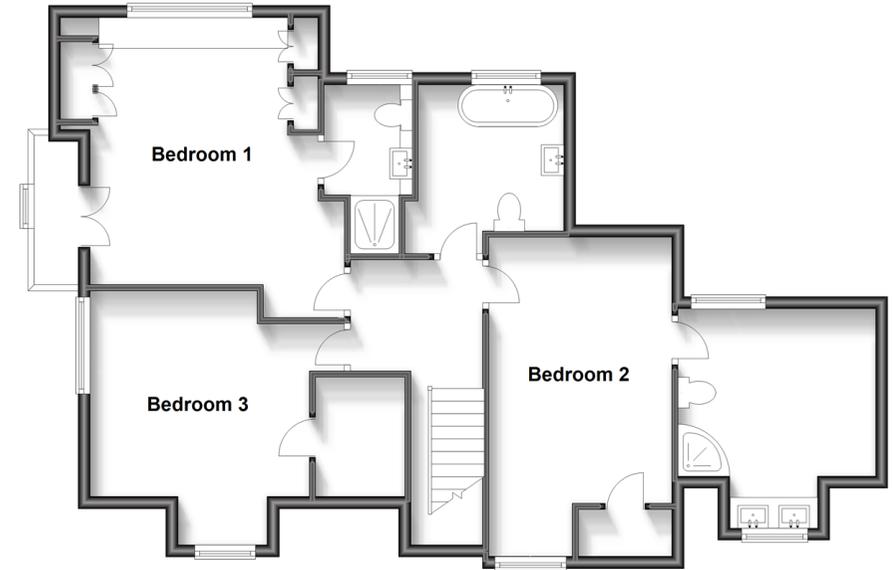
Ground Floor

Approx. 133.7 sq. metres (1438.7 sq. feet)



First Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Hallway
- Shower Room
- Lounge/Dining Area: 25'0 x 16'1 (7.63m x 4.91m)
- Conservatory 1: 13'1 x 13'1 (3.99m x 3.99m)
- Kitchen: 11'11 x 11'2 (3.63m x 3.41m)
- Breakfast Room: 13'5 x 9'9 (4.09m x 2.97m)
- Utility Room: 7'10 x 5'7 (2.39m x 1.70m)
- Family Room: 15'1 x 9'11 (4.60m x 3.02m)
- Study/Bedroom 4: 10'8 x 10'2 (3.25m x 3.10m)
- Conservatory 2: 10'4 x 8'7 (3.15m x 2.62m)

FIRST FLOOR

- Landing
- Bedroom 1: 16'11 maximum x 13'8 maximum (5.16m x 4.17m)
- En-suite Shower Room
- Bedroom 2: 16'10 x 9'11 (5.13m x 3.02m)
- En-suite & Dressing Area
- Bedroom 3: 13'9 maximum x 13'5 (4.19m x 4.09m)
- Family Bathroom

OUTSIDE

- Front Garden
- Side Garden
- Rear Garden
- Driveway
- Storage/Former Garage



Main features

- Beautifully presented home on sought after private estate
- Fantastic size rooms throughout with versatile accommodation
- Lovely well maintained wrap around gardens
- Walking distance to village and seafront
- No ongoing chain



Nearest Schools

Primary Schools: East Preston Junior School 0.3 miles, Georgian Gardens Community Primary 0.9 miles, Ferring CofE Primary 1.2 miles

Secondary Schools: Angmering School, The 0.9 miles,



Transport Information

Train Stations: Angmering 0.8 miles, Goring-by-Sea 1.8 miles, Durrington-on-Sea 2.7 miles



Address

Golden Avenue, East Preston, West Sussex, BN16



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	D(59)	C(78)

23707949/20231230/KH/KP