



98 Golden Avenue, East Preston BN16 1QT
£1,175,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Popular West Kingston Private Estate
- Spacious Detached 4 Bedroom House
- Close Proximity of Seafront
- Generous Size Corner Plot
- 4 Large Bedrooms
- En Suite & Family Shower Room
- No Onward Chain
- Council Tax Band - 'F'
- EPC Rating - 'D'

An excellent opportunity to purchase a large detached house close to the seafront and within the much sought after West Kingston Private Estate.

In brief the accommodation comprises: - entrance porch, entrance hall, spacious lounge, conservatory, dining room, kitchen and breakfast room, ground floor cloakroom, master bedroom with en suite bathroom, three further large bedrooms and shower room/WC.

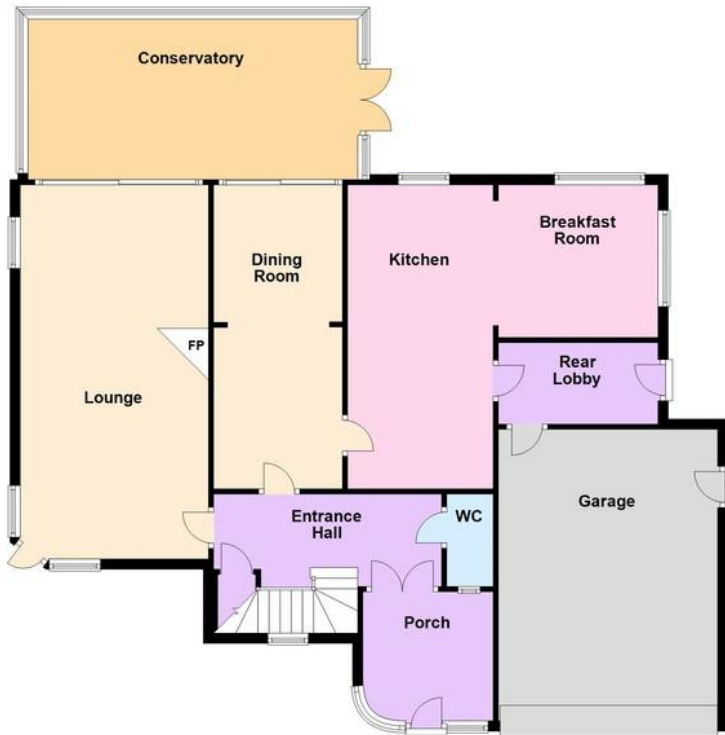
Outside the property occupies a generous size corner plot with private drive that provides off road parking for numerous vehicles and accesses a large garage. The rear garden is a very good size and mainly laid to lawn with a variety of established trees and shrubs.

The house is very pleasantly situated within the West Kingston Private Estate and is only a short stroll away from the beach and greensward. East Preston is a popular and bustling seaside village in West Sussex, between Brighton and Chichester. The village offers a variety of shops, restaurants and pubs. Nearby Rustington has large comprehensive shopping parades and includes a Waitrose, WH Smith and small Tesco.

Estate Charge – Approximately £250 per annum



Ground Floor
Approx. 139.6 sq. metres (1502.2 sq. feet)



First Floor
Approx. 96.4 sq. metres (1038.0 sq. feet)



Total area: approx. 236.0 sq. metres (2540.1 sq. feet)

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

LOUNGE

23' 10" x 12' (7.26m x 3.66m)

DINING ROOM

19' 4" x 8' 3" (5.89m x 2.51m)

CONSERVATORY

21' x 10' 4" (6.4m x 3.15m)

KITCHEN

19' 4" x 9' 3" (5.89m x 2.82m)

BREAKFAST ROOM

10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM 1

18' x 13' 10" (5.49m x 4.22m)
MAX

EN SUITE BATHROOM/WC

BEDROOM 2

23' 10" x 12' (7.26m x 3.66m)

BEDROOM 3

15' 2" x 9' 4" (4.62m x 2.84m)

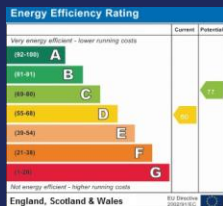
BEDROOM 4

15' 2" x 8' 2" (4.62m x 2.49m)

SHOWER ROOM/WC

GARAGE

SOUTH-WEST FACING REAR GARDEN



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