



Scesaplana

Gorse Avenue,
Kingston Gorse, East Preston
West Sussex, BN16 1SF

Glyn-Jones
& COMPANY



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Scesaplana is an extended late 1920's built Detached Character Family House, located in a prime position on the prestigious Kingston Gorse Private Estate. Situated within a stone's throw of the foreshore, the property enjoys glimpses of the English Channel.

The Kingston Gorse Estate is a coastal hamlet in the Arun District, considered to be one of the most favoured residential areas on the West Sussex Coastline. It is approached via a one and a half mile country lane from the village of East Preston, at the foothills of the South Downs National Park and has gated access during the summer weekends to maintain the high level of privacy and security that the residents have come to enjoy.

The pretty seaside village of East Preston is brimming with charm and character and lies between the cities of Chichester and Brighton. There are an abundance of leisure activities close by, including Chichester Marina for those with a passion for yachting, or Goodwood which offers horseracing, motor racing, golf and a variety of other activities. There are a number of restaurants, cafes and shops within the village, plus other facilities all within close proximity, including the private Angmering on Sea Tennis Club, David Lloyd and Virgin Active health clubs, sailing clubs, and a stunning private greensward stretching for several miles along the Coastline.

Guide Price: **£1,500,000**





Accommodation

Scesaplana offers extensive well planned accommodation arranged over three floors of approximately 2500 sq.ft (230m²). All key rooms are located to the back of the house, benefitting from a favoured south aspect and enjoying a pleasant outlook over the rear garden. The property retains many of the original character features including; old school style pillar radiators, panelled internal doors and a classic red brick open fireplace. Improvements include replacement hardwood double glazed windows with leaded lights, and a contemporary fitted bathroom and cloakroom.

The accommodation comprising;

On the Ground Floor;

Three or four reception rooms, including a bright and spacious sitting room (19'7 x 18'2) with open fireplace, hidden sliding doors to a separate family room/lounge (13'9 x 9'5), a large dining room (23'7 x 11'6), and a good size study (14'2 x 9'11), which was originally the dining room. The kitchen breakfast room is approximately 23' in length, and in addition there is a utility room and ground floor cloakroom.

On the First Floor;

There are four good sized bedrooms, the master measures 19'6 x 13'9 enjoys an ensuite bathroom, access to the South Facing Balcony and has an extensive range of built in bedroom furniture. The three further bedrooms are bright and spacious, all bedrooms have radiators and hardwood double glazing. There is a family bathroom and separate WC.

On the Second Floor;

There is a large fifth bedroom (approx. 14'3 x 11'5), with recessed eaves storage cupboards and an ensuite bathroom with WC.

Externally;

There is a good size south facing garden, offering a high degree of privacy with a tall conifer hedge to the south. The garden is well maintained, laid to lawn with shrub borders, there is a crazy paved patio area adjacent to the house, with access from the kitchen and also via French doors from both the sitting room and the dining room.

A further private garden can be found to the north of the house, along with extensive driveway providing ample parking. To the west there is a useful hardstanding area, ideal for boat, or trailer etc. a large double garage with power and light and personal door to the side.



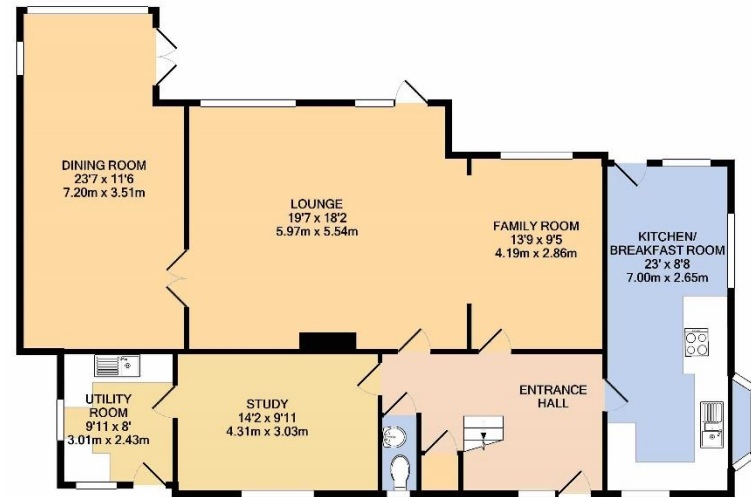
Council Tax Band - G
Energy Efficiency Rating Band - E

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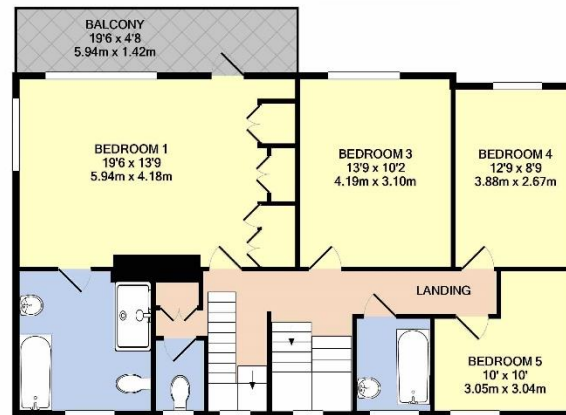
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Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 1287 SQ. FT.



1ST FLOOR
APPROX. FLOOR
AREA 896 SQ. FT.
(83.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 2476 SQ. FT. (230.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



2ND FLOOR
APPROX. FLOOR
AREA 293 SQ. FT.
(27.2 SQ. M.)

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