



Waterside

Tumbley, Gorse Avenue, Kingston Gorse,
East Preston, West Sussex

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& PARKER**

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

On an exclusive private estate, a characterful residence with extensive accommodation and direct access to the beach

Reception hall | Drawing room | Dining room
Games room | Office | Kitchen/breakfast room
Utility room incorporating a cloakroom &
2 shower cubicles | Cloakroom | Principal
bedroom with en suite bathroom | 7 Further
bedrooms, 2 with en suite shower rooms
Family bathroom | Shower room | Outside
storage | Outdoor pool Off-road parking
Garden | EPC rating D

The property

With its distinctive thatched roof and attractive façade featuring exposed timbers, white painted infills and decorative brickwork, Tumbley is a charming property offering over 4600 sq. ft of versatile accommodation arranged over two floors.

Ideally suited to hosting family gatherings and entertaining friends, the property presents with an elegant drawing room and a formal dining room, both with feature fireplaces, whilst additional reception rooms currently serve as a home office and a games room. The bright and airy, kitchen/breakfast room is fitted with a comprehensive range of white, contemporary cabinetry and offers curved bench-seating for informal dining. With the beach and water sports available on the doorstep, a generous utility space with external access is the perfect solution to returning from outdoor activities and having immediate access to shower, laundry and cloakroom facilities.

The property offers eight bedrooms, three with en suite amenities and three with vanity basins, four of which which benefit from the south-westerly elevated views over the garden to Kingston Bay. The upper level also provides a well-appointed family bathroom and a shower room.

Outside

Tumbley occupies an idyllic position with direct access to the greensward and beach via a gate which is incorporated into fencing at the rear margin. Stone boundary walls enclose the plot, giving a wonderful sense of seclusion. The outdoor pool has a paved surround providing spots to relax and enjoy the sea air and sunshine. In the rear garden, there are areas of lawn, and paved and gravelled settings that are perfect for al fresco dining and entertaining.

Location

The sought-after private estate of Kingston Gorse provides a safe and tranquil location with 24/7 CCTV security and control of unauthorised access to the residential lanes. The beach is moments away offering bathing, water sports activities and coastal walking, whilst nearby the two popular seaside villages of Ferring and East Preston have further amenities. Nearby Angmering has a good range of shops, medical centre, schools, a health club and a golf course, as well as a train station providing services to London Victoria and south coast towns.

This position is close to the South Downs where there is access to some of the UK's most beautiful countryside as well as many picturesque walks. The thriving town of Brighton is found to the east and is a 40 minute drive. For road users there is easy access to the A27 and the A24 for links to the major road networks. The Cathedral City of Chichester is also within easy reach and provides a comprehensive range of retail, leisure and cultural facilities, including the renowned Festival Theatre and Pallant House Gallery as well as a mainline station with services to Gatwick and London Victoria.













Floorplans
House internal area 4,641 sq ft (431 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Location (continued)

Well-regarded schooling in the vicinity includes Lancing Prep and Lancing College, Windlesham House School, Great Walstead School, Hurstpierpoint Prep School and Hurstpierpoint College.

Directions

From the A27, exit onto the A280 and continue for approximately 2 miles. At the roundabout, take the 3rd exit onto Old Worthing Road/B2140. Bear left to cross the railway line and then turn left to join North Lane. Turn left onto Kingston Lane and follow the road for approximately 1 mile then turn right onto Sea Lane. Turn left to join Gorse Avenue where the property will be found on the right.

General

Local Authority: Arun District Council

Services: Mains gas, electricity and water

Council Tax: Band H

Tenure: Freehold

Guide Price: £1,950,000

Chichester

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