

Sandy Lodge

Gorse Avenue, Kingston Gorse, East Preston



**STRUTT
& PARKER**

BNP PARIBAS GROUP



Waterside

A stunning five-bedroom family home backing directly onto the beach, on a sought-after private residential development

A beautifully presented, detached, family home in an exclusive setting on a beachside private estate. The property offers light, airy and spacious accommodation with clean, neutral decor and high quality fittings throughout, while outside there are sunny south-facing gardens with sea views.



3/4 RECEPTION ROOMS



4/5 BEDROOMS



3 BATHROOMS



GARAGE



GARDENS BALCONY



FREEHOLD



VILLAGE



3,352 SQ FT



£2,250,000



The property

Sandy Lodge is a highly desirable four/five-bedroom detached house located on a sought-after private estate in the village of Kingston Gorse. The property backs onto, and enjoys direct access to, the beautiful Kingston Beach, while the accommodation includes comfortable, flexible reception rooms with attractive styling throughout.

On the ground floor, the two main reception rooms are located towards the rear, taking advantage of the south-facing aspect and sea views. They include a generous sitting room with a dual aspect, including two arched windows, which elegantly frame the views towards the beach, plus French doors opening onto the garden. There is also an open plan kitchen/living/family area with wooden flooring and the same large arched windows, fitted with plantation shutters, as well as French doors onto the patio area. There is space for a breakfast table and a seating area, while the kitchen has modern fitted units, a breakfast bar and integrated appliances, including a double oven and a gas hob with an extractor hood.

At the front of the ground floor there is also a formal dining room with a handsome brick-built fireplace, plus a laundry room and an annexe/bedroom with an en suite shower room, which has its own access at the side, making it ideal for guests or possibly a home office.

Upstairs there are a further four double bedrooms, two of which offer the flexibility to create two separate areas, making them ideal for children having their own play space, seating area or study space. Three of the bedrooms feature French doors opening onto the rear balcony, which affords stunning views towards the sea, with the generous principal bedroom also benefitting from a large walk-in closet. The first floor also has a bathroom with an over-bath shower, plus a separate shower room.

Outside

At the front of the property, the spacious driveway provides plenty of parking space for several vehicles, as well as access to the integrated garage for further parking or storage.





Outside (continued)

The garage also provides the possibility of conversion to additional ground-floor living space if required. At the rear, the sunny south-facing garden includes a patio area across the back of the house, partially shaded by the balcony above, with a large area of lawn beyond, bordered by wall and with gated access directly onto the beach.

Location

The village of Kingston Gorse lies in a stunning setting between Worthing and Littlehampton, right on the beach and within easy reach of the rolling hills of the South Downs. Neighbouring Ferring and East Preston provide everyday amenities, including local shops, cafés, takeaway restaurants, dentist and a private medical centre. The bustling coastal town of Littlehampton is just a short drive away, offering a superb selection of shops, supermarkets, leisure facilities and other amenities. The nearest mainline station is at Angmering, with direct services to London Victoria and the area is also well connected by road, with the A27 and A24 providing access to the surrounding towns, and towards the M23 and M25.



Distances

- Littlehampton 5.5 miles
- Worthing 6.7 miles
- Arundel 7.6 miles
- Shoreham-by-Sea 12 miles
- Bognor Regis 12 miles
- Chichester 17 miles

Nearby Stations

- Littlehampton Station
- Ford Station
- Angmering Station
- Arundel Station

Key Locations

- Arundel Castle and Gardens
- Littlehampton Museum
- Look and Sea Visitor Centre
- Harbour Park Amusements
- South Downs National Park

- WWT Arundel Wetland Centre
- Amberley Museum
- Highdown Gardens
- Worthing Museum and Art Gallery
- Pallant House Gallery

Nearby Schools

- Windlesham House School
- Lancing College
- Dorset House
- Brighton College
- Shoreham Academy
- Hurstpierpoint











FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,926 sq ft (272 sq m)

Garages internal area 426 sq ft (40 sq m)

Balcony external area 178 sq ft (17 sq m)

Total internal area 3,352 sq ft (312 sq m)

For identification purposes only.

Directions

BN16 1SF

what3words: ///incomes.modern.shell - brings you to the driveway

General

Local Authority: Arun District Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

Annual Estate Charge: Approximatel £800.00 for 2025. Please ask the agent for further details.

Tenure: Freehold

EPC Rating: C

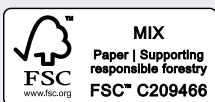
Agents note: We are advised that Arun District Council planning decision reference K/27/21/HH applies for extension and re-design of the property. Prospective purchasers should make their own enquiries.

Chichester office

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