



Kingston Place

Middle Way, Kingston Gorse, East Preston, West Sussex, BN16 1SB



Kingston Place

Kingston Place is an exceptional period home, located in a prominent position within this exclusive private marine estate. This handsome home was built in 1936, to exacting standards, and boasts accommodation in excess of 3,300 SQ. FT. Kingston Place was designed by the architect E M Lawson for the famed theatre impresario Sir George Black who owned the London Palladium. This stunning residence retains a wealth of original features with accommodation comprising of four main reception rooms, four-bedrooms, and a stunning kitchen breakfast room, all nestled within mature south facing gardens.

Freehold · 4 bedrooms · 2 bathrooms · 4 reception rooms · Double garage · Large garden

Description

Kingston Place is a historic property dating from 1936, being one of the original homes on this prestigious estate. Designed by the architect E M Lawson for the famed theatre impresario Sir George Black who owned the London Palladium. The property is approached by a sweeping York stone drive; Kingston Place is set within grounds of about 0.4 acres. The imposing solid oak front door leads on to the welcoming entrance hall, with oak panelled walls and flagstone floors. The ground floor accommodation comprises of a formal dining room, with stairs leading to the first floor and windows overlooking the rear garden. The sitting room is an exceptional space, with its imposing brick fireplace housing a log burner, and access through to the adjoining triple aspect summer room, with windows overlooking the gardens and French doors on to the patio. The kitchen/breakfast room, which benefits from underfloor heating, has been well designed to provide an excellent entertaining area, with ample space for family dining. The kitchen is fully fitted with high quality units, a Falon range cooker, De Dietrich steam cooker and double butler sink. The remainder of the ground floor accommodation includes a study, pantry and utility room. Occupying the first floor are 4 bedrooms and 2 bathrooms (both with underfloor heating), one of which serves as en suite to the master bedroom which is particularly impressive, with vaulted beamed ceilings, a dressing room and access to a wonderful balcony with stunning views over the gardens and beyond.



The rear gardens are beautifully designed providing a variety of lawned and paved areas, with well stocked borders and planting including a rose arbour, hibiscus bushes and espaliered quince trees. There is ample parking to the front of the property.

In addition to the double garage there are a range of outbuildings, providing useful storage, including a cellar and garden store.

There may be potential to incorporate these buildings into ancillary accommodation or build a second storey over the main block of outbuildings subject to obtaining the relevant planning consents.

Location

Kingston Place is situated on the Kingston Gorse (private marine estate), a coastal hamlet in the Arun district of West Sussex. Kingston Gorse is considered one of the most favoured residential areas on the West Sussex coast. It is approached via a one and a half mile country lane from the village of East Preston 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 in West Sussex is brimming with charm and character.

East Preston village lies between Chichester and Brighton and has become a popular location for second homeowners commuting from London. There is an abundance of leisure activities on your doorstep, including Chichester Marina for those with a passion for yachting or Goodwood, which offers horseracing, motor racing, golf, and a variety of other leisure activities.

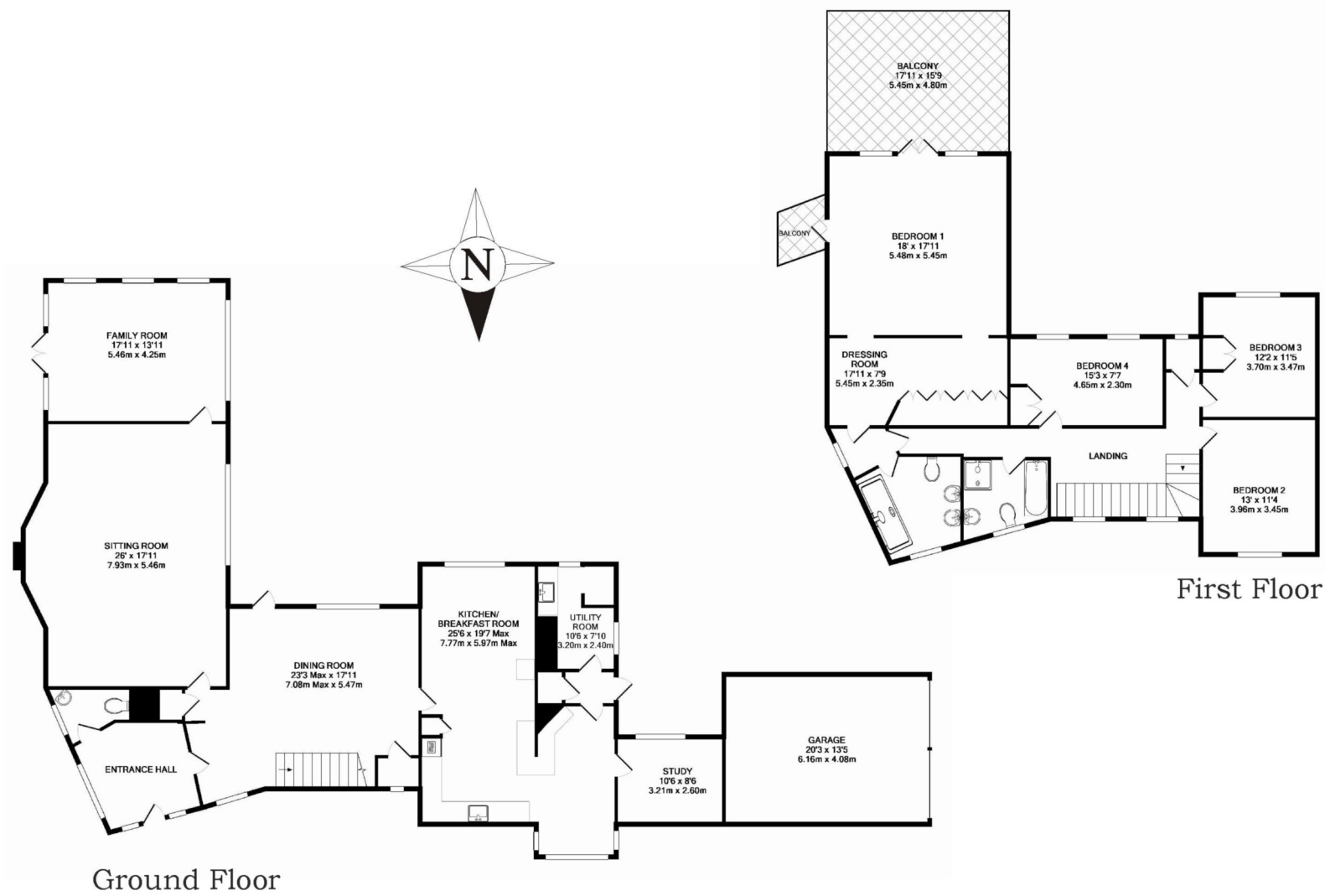
East Preston is some 62 miles from London, with a main line train station from Angmering to London Victoria in approximately 1 1/2 hours. The A27 divides this region of West Sussex and offers a quick link to the A3 to London and the West Country. Gatwick airport is some 40 minutes by road and 60 minutes by train.











Ground Floor

First Floor

APPROX. GROSS INTERNAL FLOOR AREA (INCLUDING GARAGE) 3470 SQ FT / 322.4 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

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CREATED FOR PEGASUS PROPERTIES 01903 884545

Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun Council Tax: Band G

Reference

KINGSTONPLACE

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



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