



White Lodge, Gorse Avenue  
Kingston Gorse, East Preston, BN16 1SF



## White Lodge, Gorse Avenue

White Lodge is an exceptional waterfront home, located in a prominent position within this exclusive private marine estate. This stunning home benefits from versatile accommodation arranged over three floors, with all of the principal rooms enjoying breathtaking views of the English Channel. The accommodation comprises of five double bedrooms, four bathrooms, three reception rooms, and an attractive glass room overlooking the garden and a well-appointed kitchen. To the front of the property is a secluded driveway and attached garage with the rear garden benefiting from stunning coastal views and direct access to the beach, along with a sunken heated swimming pool.

Freehold · 5 bedrooms · 4 bathrooms · 3 reception rooms · Direct access to beach · Stunning views

### Description

The approach to White Lodge is via Gorse Avenue, the premier position within this well regarded private sea estate.

The property is set well back in its plot with a spacious driveway giving access to the attached double garage.

On entering the property there is a welcoming entrance hall with a staircase rising to the first floor landing, and doors leading to all of the ground floor rooms.

The ground floor comprises of large open plan reception rooms and one of the five bedroom suites.

The formal sitting room with its beautiful curved, full bay, overlooks the garden with views over the channel and boasts a working feature fireplace.

The well-appointed kitchen being to the front and gives internal access to the integral double garage.

The dining come family room opens into the glass room with part vaulted ceiling and views over the garden. From this room there is access to the shower room, which is ideal for showering off after a day on the beach.

Completing the ground floor is a cloakroom, study and bedroom five, which benefits from an en-suite shower room.





Three of the remaining four bedrooms are located on the first floor, served by a family bathroom. The two larger rooms enjoy stunning sea views and have access out to the South facing balcony.

Occupying the entire second floor is the master bedroom with its separate dressing room, and en-suite bathroom. Of particular note is the stunning floor to ceiling picture window, which captures the views across the channel beautifully.

The landscaped rear garden is a particular feature of White Lodge with its heated pool, outside shower, large patio seating area and summerhouse. From the garden a gate takes you directly on to the greensward and down to the beach.

## Location

White Lodge 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 horse racing, 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 miles via the A24 or 90 minutes by train.







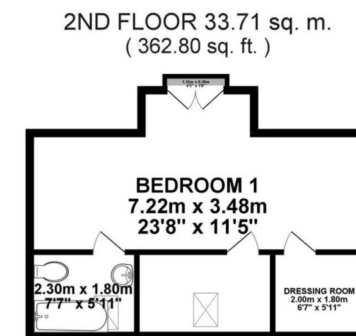
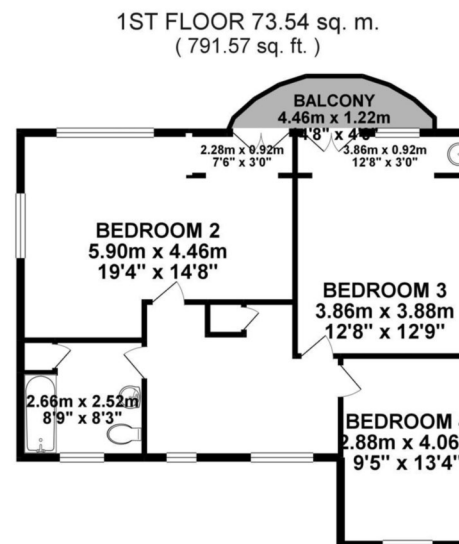
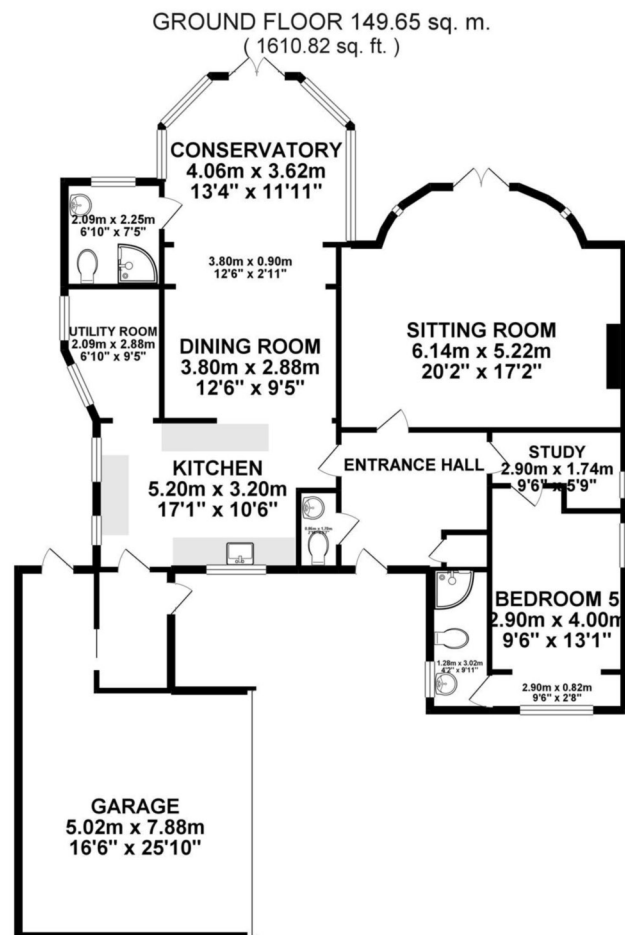












**TOTAL FLOOR AREA :** 256.89 sq. m. ( 2765.19 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Services

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

## Council Tax

Arun District Council Tax: Band G

## Reference

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## Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.





**Pegasus Properties**

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