



Luna View, Gorse Avenue, Kingston Gorse, East Preston,
West Sussex, BN16 1SG

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Luna View is an exceptional waterfront home, located in a prominent position within this exclusive private marine estate. This handsome home was built in 2002, to exacting standards, and boasts accommodation in excess of 9000 SQ. FT including a stunning pool complex and gym. Luna View was designed to incorporate modern living with traditional building, with luxury throughout. There are four main reception rooms, six bedroom suites, and a superb first floor games room, with all of the principal rooms enjoying breathtaking views of the English Channel.

Waterfront · 6 bedrooms · 6 bathrooms · 5 reception rooms

Description

The approach to Luna View and its carriage driveway is via Gorse Avenue, the premier position within this well regarded private sea estate. Once through the magnificent set of carved solid oak doors there is an impressive entrance hall leading to the sea view reception rooms and pool, as well as a stunning oak staircase rising to the first floor galleried landing and bedroom suites and games room beyond.

The formal sitting room overlooks the sea and south facing landscaped gardens, with a central fireplace and double doors opening out to the gardens.

The kitchen living space also enjoys views over the sea and south facing gardens. This exceptional space boasts a well appointed kitchen with granite surfaces, a walk in larder and fridge as well as a plethora of integral Neff and Miele appliances. The kitchen dining area flows through to the garden lounge with seating and access to the garden through two sets of double doors.

From the kitchen the triple garage can be accessed through the boot room.

The formal dining room adjoins the entrance hall, accessed via oak doors with a convenient hatch linking the kitchen.

To the right of the drawing room is a further south facing reception room, with double doors giving views over the gardens and beach. This room would lend itself to a multitude of uses, currently a study but would suit a family room or library.



At the far right end of the ground floor is the magnificent indoor heated pool complex. The pool room houses an enviable blue mosaic tiled swimming pool, 2.2m at its deepest, with swim jet incorporated. To create the perfect atmosphere the room has been designed with a reflective ceiling and mood lighting, additional optical colour changing lights embedded within the pool. Protected by an electric cover when not in use this pool is the perfect place to unwind. The interior design of the room adds another dimension with its neo classic columns; flagstone tiled flooring and Roman style friezes. Concertina doors at the southern aspect open back to extend the room into the garden and a seating area.

Stairs from the entrance hall lead to the lower ground floor, which houses the plant room, utility room and the fitness centre. The plant room is comprehensively fitted with two hydro pumps for the building's water circulation, two boilers, pool circulation pumps, air conditioning unit; emergency exit, fully functional tiled utility room comprising a sink unit, washing machine and dryer. The fitness suite is also located on this floor and boasts a fully equipped, sizeable, marble tiled, air-conditioned gym plus a generously spacious steam room and sauna with benched changing area.

The first floor with its spacious galleried landing leads to all of the 6 luxury bedroom suites. Five of these impressive bedrooms enjoy south facing views overlooking the water, three having access to the south facing balconies and all benefiting from granite bathrooms. Of particular note is the master bedroom which occupies a central position, and enjoys a south facing dressing room with fitted oak wardrobes and dressing table, and an exceptional en suite bathroom, its centre piece being a sizable spa bath.

Completing the first floor and running the total length of the floor space at the right hand end of the building, is a substantial oak panelled family/games room with access to a south facing balcony overlooking the garden and the sea. This room is a wonderful social space, perfect for family entertaining and relaxed down time, boasting its own cloakroom and bar area. Access to the expansive loft room is via a wrought iron, spiral carpeted staircase from this room. The loft covers the total floor plan of the building at the second level and enjoys solid flooring and lighting. Potential for conversion is an option subject to planning permission.



Outside the property lawned gardens surround its south facing aspect, well stocked with established trees, plants and pampas grasses. The rear of the property is enclosed by an attractive brick wall with decorative window apertures containing ironwork and complete with wooden shutters. These 'windows' onto the beach allow privacy when required, the fabric of the exterior offering total flexibility of environment. The three car garage attached to the left hand side of the building contains a sink and work unit, automatic lighting and remote access, decorative tiled flooring. Rear concertina glass panelled doors complete the structure. A path leads directly from the garage to the gate accessing the beach, ideal for taking boats or kayaks down to the sea.

The front of the property enjoys an abundance of established plants and shrubs, electronic gated access and a gravelled forecourt for additional parking, forming part of a continual flow 'in and out' driveway aesthetically designed for ease of entry and exit. The property is fitted with excellent security

systems; side light sensors rendering the external perimeter lighting active at dusk together with the internal entrance hall chandelier, then fading them down at midnight. For additional security there is CCTV covering the perimeter and offering live filming for three month periods. Kingston Gorse Estate Management oversees the security of the entrance to the Estate at weekends in the summer months.

Location

Luna View 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.





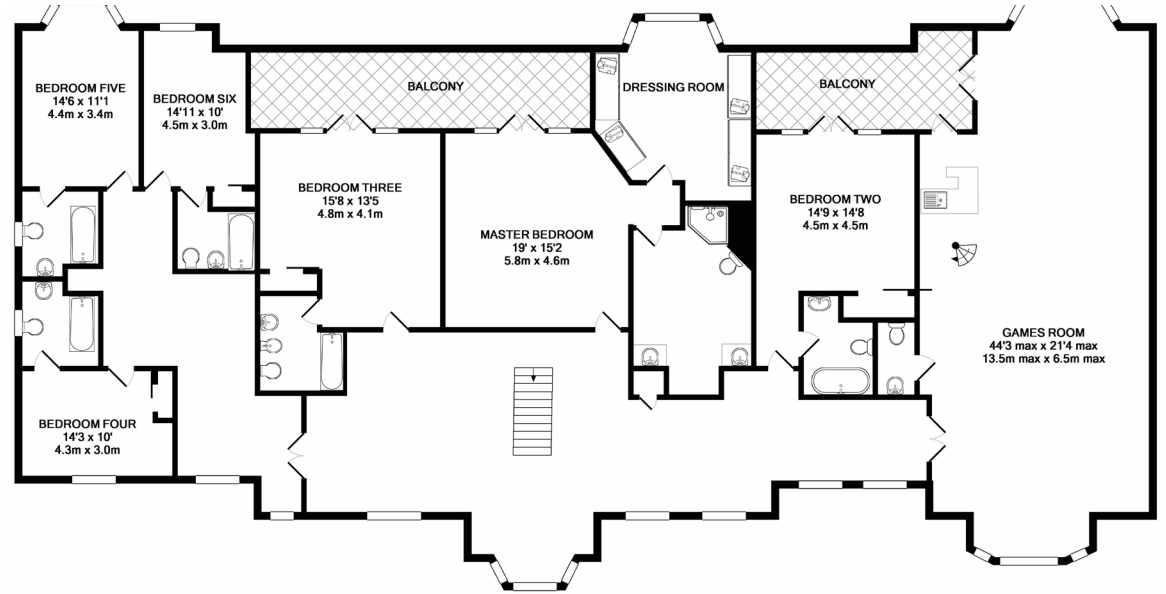




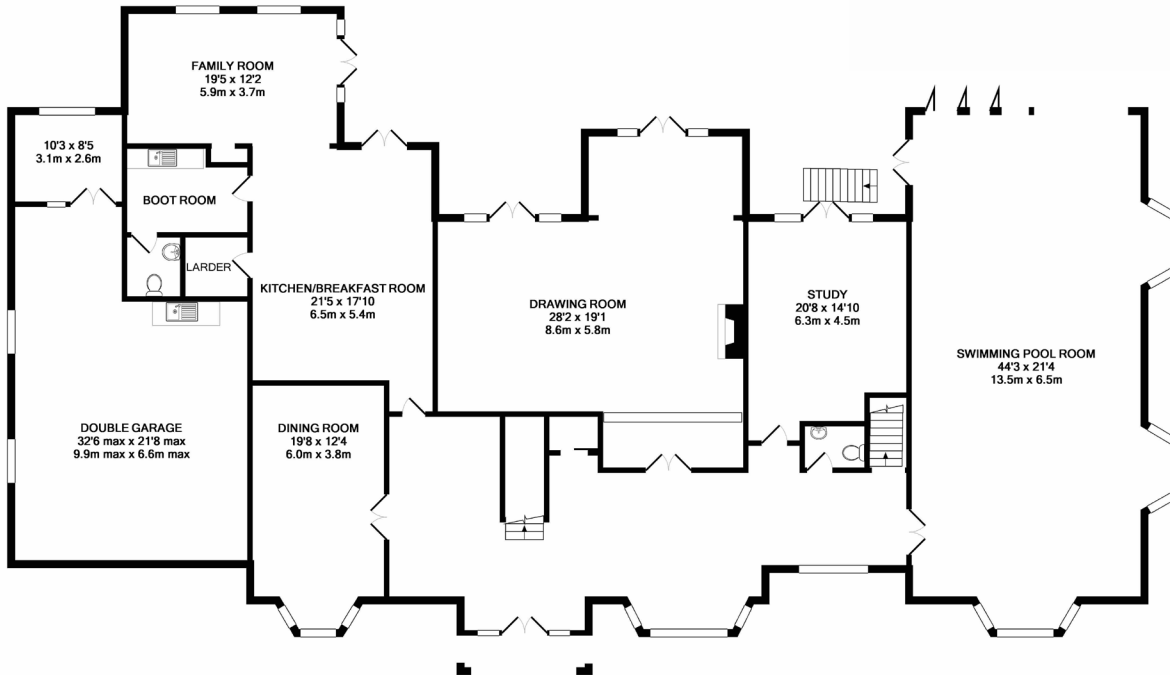


TOTAL APPROX. FLOOR AREA 9320 SQ.FT. (865.8 SQ.M.)

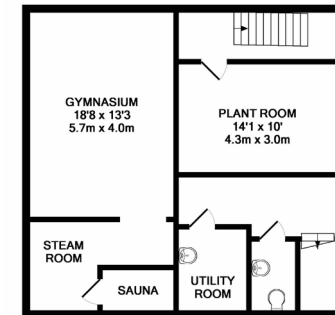
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



1ST FLOOR
APPROX. FLOOR
AREA 4071 SQ.FT.
(378.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 4865 SQ.FT.
(451.8 SQ.M.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.7 SQ.M.)



Services

Mains gas, electricity, water and drainage.
Broadband available

Council Tax

Arun district Council, Maltravers Road, Littlehampton.
Tel: 01903 737500 Council tax band TBC

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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