



Sailing Free
Kithurst Close, East Preston, BN16 2TE


PEGASUS
PROPERTIES

Sailing Free

A beautifully presented luxury home set in a prime position in the exclusive, private, Willowhayne Sea estate. This stunning home has undergone a complete schedule of updating by the present owners, and sits well in its South West facing gardens, enjoying a high degree of privacy.

Freehold · 3 double bedrooms · 3 bathrooms · Modernised throughout · Integral Garage · Large corner plot

Description

Sailing Free is a stunning opulent residence on one of the most prestigious marine estates in the south of England.

Set in a prime corner position in the exclusive Willowhayne private sea estate, and presented to an exceptional standard, Sailing Free sits well in its South West facing gardens and boasts a high degree of privacy with accommodation of approximately 2200 sq.ft. arranged over one level.

The property can be approached from dual entrances with a sweeping block paved carriage driveway linking the two, and giving way to the integral garaging.

There is a large welcoming entrance hall with a plethora of storage cupboards and glazed double doors opening into the South West facing reception rooms. This impressive area is open plan and comprises of a winter sitting room with fireplace, formal dining area and summer lounge with folding doors on two aspects leading to the enclosed gardens. The kitchen/breakfast room is of the highest quality, incorporating top of the range appliances with doors leading to a utility room and rear gardens.

There are three bedrooms in total, with the principal rooms benefiting from beautifully appointed bathroom suites, with porcelain tiles. The third bedroom is a generous double and is served by the family bathroom, which is accessed from the inner hallway.



Outside

To the front there are dual entrances flanked by brick pillars leading to a sweeping carriage driveway, allowing parking for several vehicles. The front lawns and planting have been designed to offer a degree of seclusion whilst softening the walled rear gardens, which can be accessed from the front via secure gates. The rear gardens consist of well-kept lawns, low maintenance mature shrubs with a private patio to the west and north of the property, with an area designed to house a BBQ and outdoor kitchen area. Well-hidden to the East and adjoining the garaging is a parcel of land housing a large timber shed.

Of particular note is the detached studio/office located in the gardens. This versatile space benefits from its own power and light.

Location

The Willowhayne is a private Sea Estate on the coast at East Preston. East Preston Village itself lies between Chichester and Brighton and has become a popular location for second homeowners commuting from London. With some of the most popular towns within striking distance including the cathedral town of Arundel with its impressive Norman castle sitting on the boundary of the South Downs National Park. Made famous internationally for its antique dealerships and once a thriving fishing town, now the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.

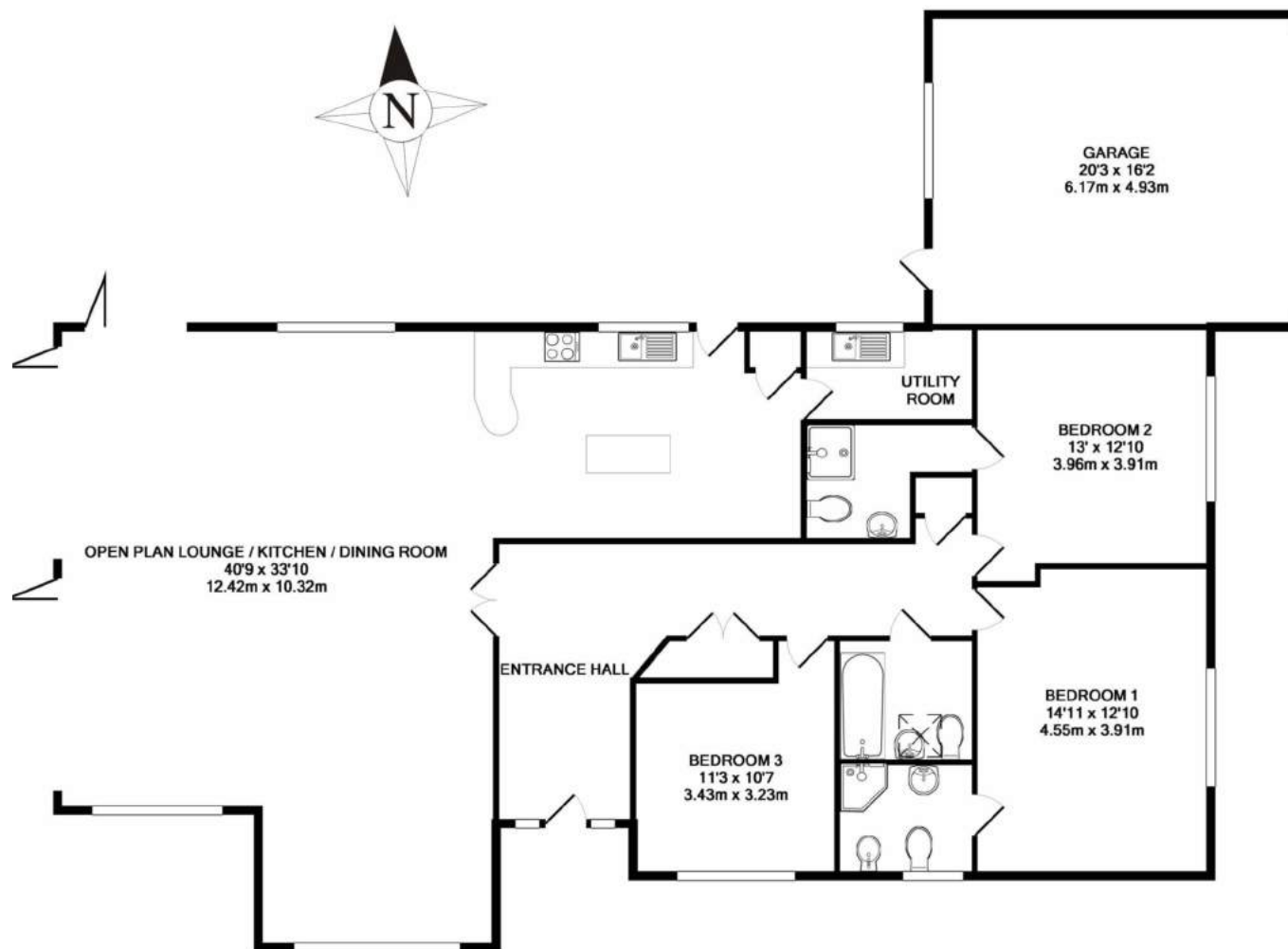
Chichester is only 15 miles to the west with a direct route via the A27. This pretty pedestrianized town offers a superb range of shopping facilities from well-known national chains to independently owned boutiques. Chichester also offers the Festival Theatre, racing at the famous Goodwood circuits and sailing from Itchenor and the Witterings.











APPROX. GROSS INTERNAL FLOOR AREA (INCLUDING GARAGE) 2224 SQ FT / 206.6 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, 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

PEG-SAI

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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