



South Winds, 3 West Ridings  
East Preston, West Sussex, BN16 2TD





## South Winds, 3 West Ridings

A beautifully presented detached home set in a prime position in this exclusive, Willowhayne Private Sea Estate. This stunning home has undergone a complete schedule of updating by the present owners, including the addition of a superb open plan kitchen/family room, overlooking the secluded rear garden.

Freehold · 4 bedrooms · En-suite to master · 3 reception rooms · Stunning kitchen/family room · Willowhayne Private Sea Estate

### Description

Set in a prime position in the exclusive Willowhayne Private Sea Estate, and presented to an exceptional standard, South Winds sits well back in its grounds and boasts a high degree of privacy, with accommodation approaching 3000 sq.ft. arranged over two floors.

The property is 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 stairs rising to the first floor landing and doors giving way to all of the principal reception rooms.

The sitting room with central fireplace is both light and spacious, with aspects on three sides, and views over both the front and rear lawns.

The snug with built in storage looks out over the front with the w.c. adjoining.

Of particular note is the stunning open plan kitchen/family room. This spectacular room is a recent addition and benefits from a hand-made shaker style kitchen with stone worktops, and a part vaulted glazed ceiling. From this room doors open out to the gardens and through to the inner lobby, which boasts doors to the integral double garage, gardens and study.



There are four bedrooms located on the first floor, three served by a family bathroom with the master bedroom benefitting from a recently updated en suite and dressing room. The guest bedroom enjoys access out to the balcony.

#### 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. The rear garden consists of well kept lawns, low maintenance mature shrubs with a private patio to the west of the property. On the side of the gardens is an enclosed decked patio area and the outdoor heated swimming pool.

#### 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. East Preston is some 62 miles from London, with a main line train station from Angmering to London Victoria in approximately 11/2 hours. Gatwick airport is less than 50 miles via the A24 or 90 minutes by train.





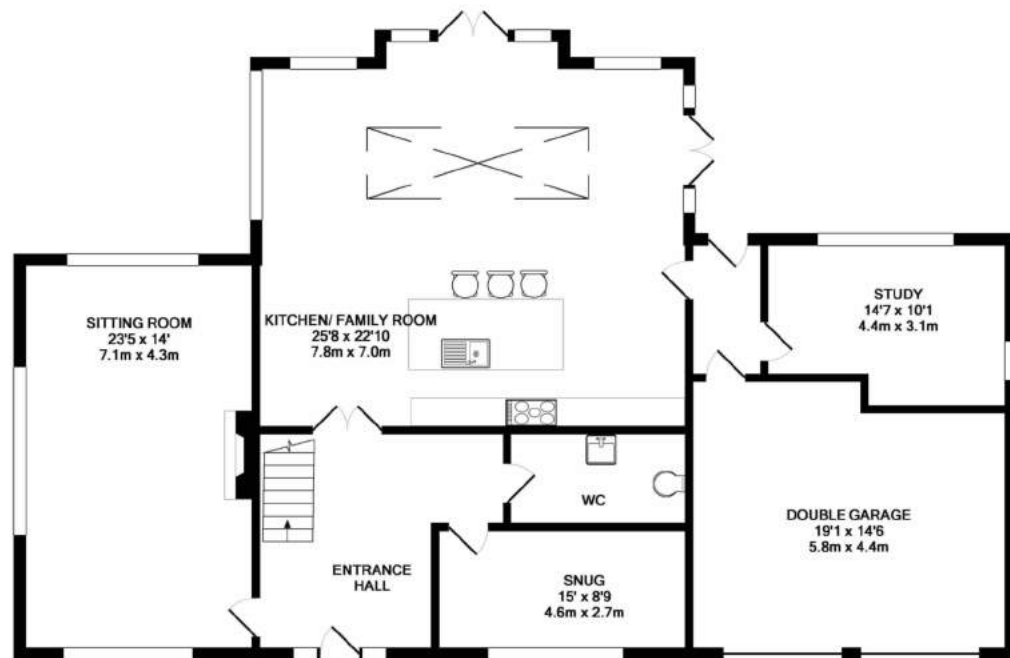




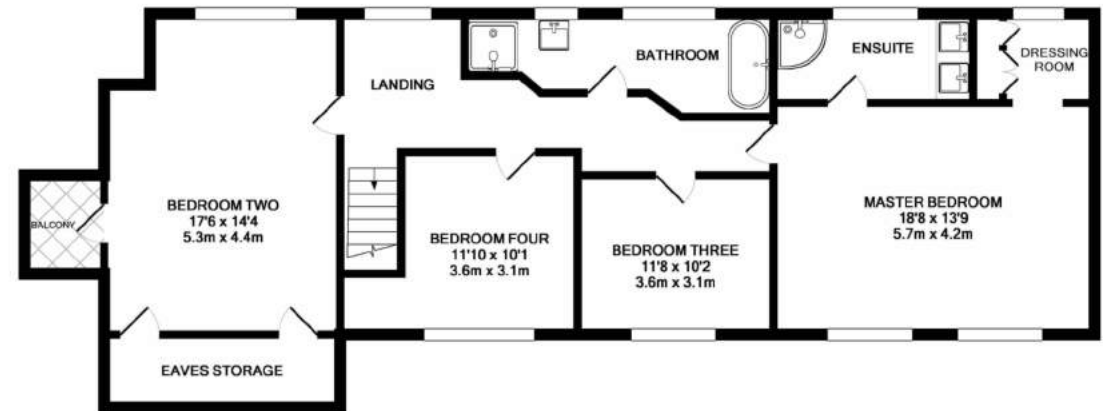








GROUND FLOOR  
APPROX. FLOOR  
AREA 159.2 SQ.M.  
(1713 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 108.5 SQ.M.  
(1167 SQ.FT.)

TOTAL APPROX. FLOOR AREA 267.6 SQ.M. (2881 SQ.FT.)

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.  
Made with Metropix ©2017

## Services

Water, electricity, gas 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 - SOUTHWIN

## Viewings by appointment only

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





**Pegasus Properties**

21 High Street, Arundel, West Sussex BN18 9AD

01903 884545 [arundel@pegasusproperties.co.uk](mailto:arundel@pegasusproperties.co.uk) [pegasusproperties.co.uk](http://pegasusproperties.co.uk)

