





Pebblestones, 7 Waters Edge, Aldwick

2,576 sqft sea front residence with direct private beach access



- ▶ Sought After Private Estate
- ▶ Split Level Living Space & Raised Sun Terrace
- ▶ Superbly Appointed Luxury Kitchen & Utility Room
- ▶ Private Rear Garden With Flood Lighting
- ▶ Improved & Modernised Without Compromise
- ▶ Study
- ▶ Sea Facing Master Bedroom With Balcony
- ▶ Double Garage

A stunning seafront residence with direct private beach access situated in an exclusive waterside private cul de sac about six miles from the cathedral city of Chichester. Since purchasing the property some nine years ago the present owners have commissioned extensive improvements with no expense spared creating a magnificent beachside home.

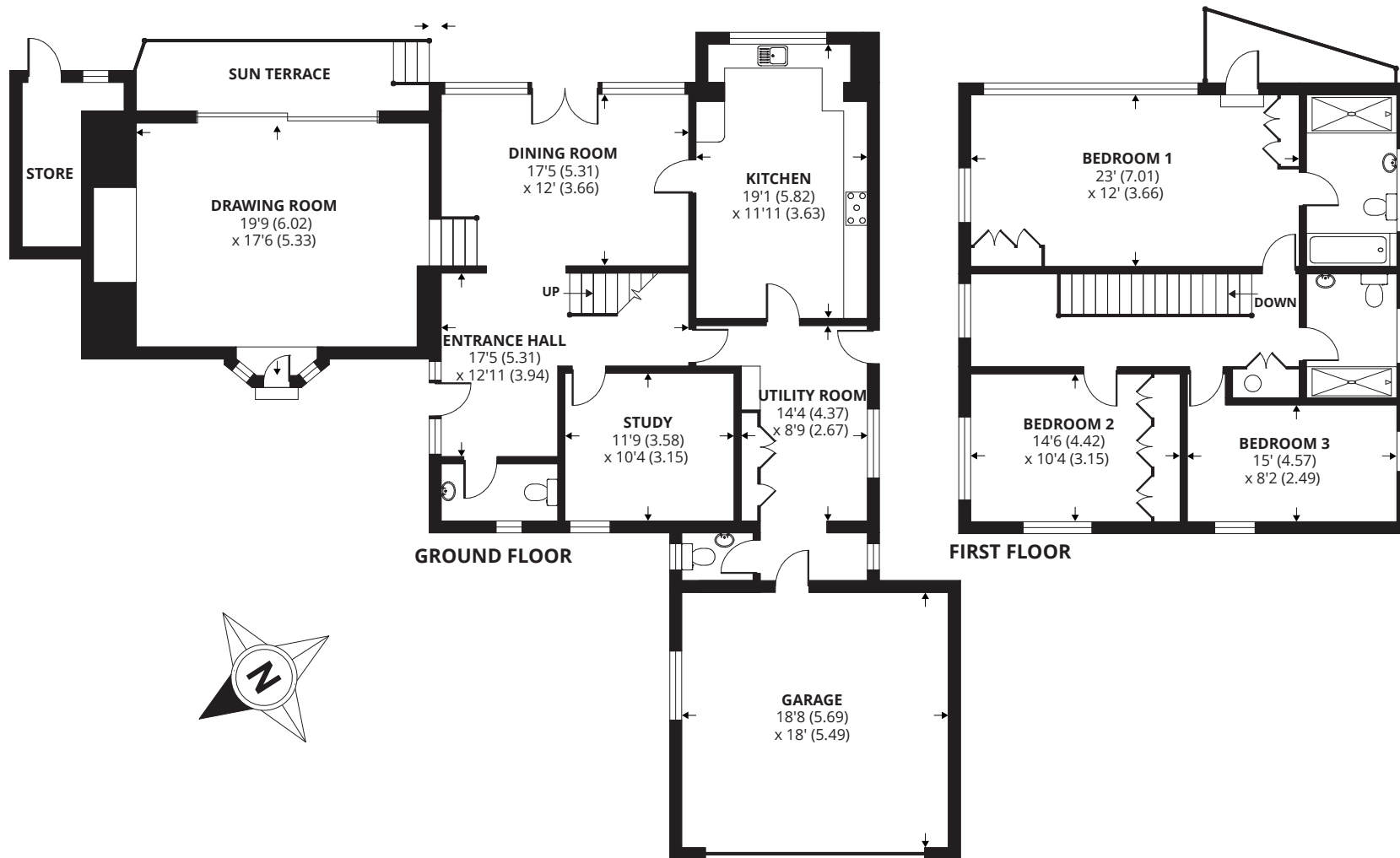
This exceptional property offers bright, well-proportioned accommodation with a spacious entrance hall leading to an open plan split level living space. A fine sea view can be enjoyed from the elevated mezzanine level drawing room which features an impressive 'Inglenook' style fireplace with a wood burning stove and wide double glazed sliding patio doors opening to a raised sun terrace. A short staircase leads down to the impressive dining area which also has wide patio doors to the attractively landscaped rear garden. A further ground floor reception room is an ideal study or television room. The contemporary kitchen/breakfast room has been completely refitted by Swanne Kitchens of London, and comprises an extensive range of high quality Hacker cupboard units and an impressive array of integrated appliances. The separate utility room is also very well appointed. A small lobby with a cloakroom off leads through to double garage which has an electrically operated door. On the first floor, the master bedroom opens out to a south facing balcony which affords glorious uninterrupted sea views; the spacious en-suite incorporates both a bath and a separate shower cubicle. There are two further bedrooms, a study area on the gallery style landing and a family shower room.







APPROX. GROSS INTERNAL FLOOR AREA 2576 SQ FT 239.3 SQ METRES (EXCLUDES STORE & INCLUDES GARAGE)



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

The front garden is open plan, while the enclosed private rear garden has a large patio, neatly tended lawn and mature borders.

Location

Waters Edge is a much sought after Private Estate comprising only ten quality homes. The cathedral city of Chichester is six miles distant and offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Chichester proceed south west on Vinnetrow Road. At the roundabout turn left on to Pagham Road (B2166). After approximately two miles, turn left into Sefter Road and continue along this road passing over the traffic lights (Gossamer Lane). Continue to the roundabout and take the second exit straight ahead into Aldwick Street. After approximately a quarter of a mile, turn right into High Trees. Bear round to the right and Waters Edge is the turning on the left hand side. Pebblestones is on the right.

21/06/17 price change



