



14/15 Netley Court
Surrey Street
Littlehampton
BN17 5DZ



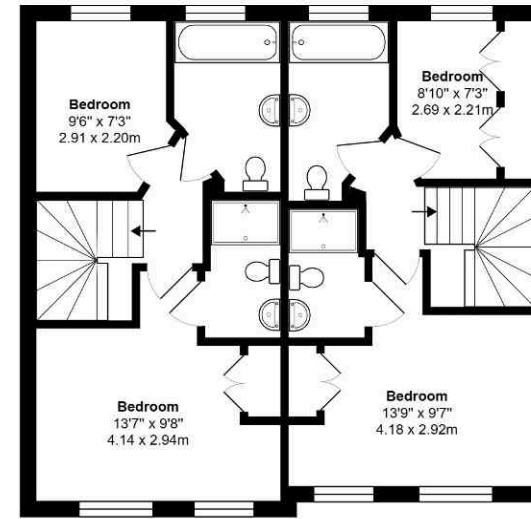
01243 940940 | barnham@pegasusproperties.co.uk
www.pegasusproperties.co.uk



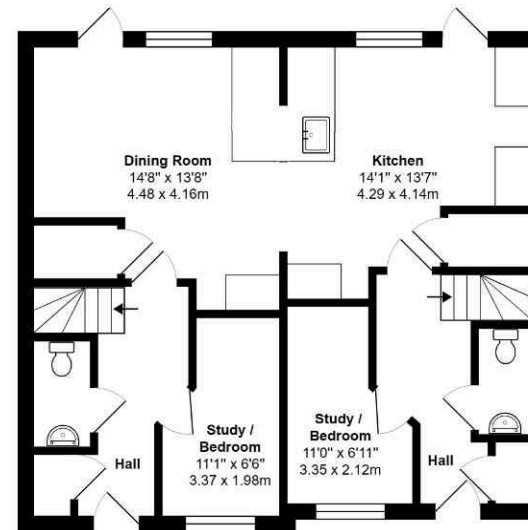
Georgian inspired double townhouse
£895,000 Freehold

Floor Plans:

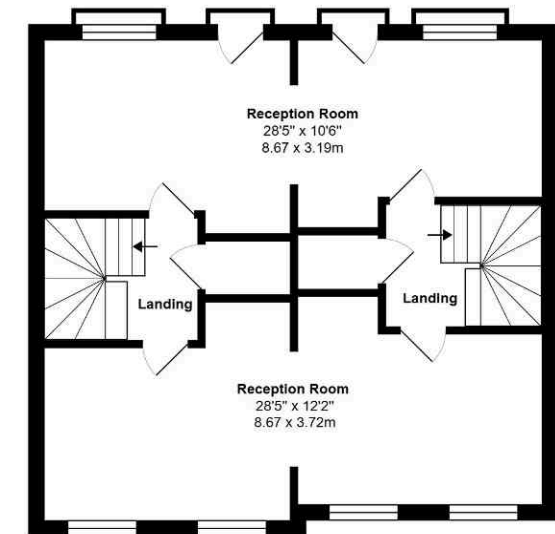
- Stunning riverside location
- Georgian inspired double townhouse
- Gated parking
- Elegant, versatile layout
- 6 bedroom 4 bathroom
- 4 reception rooms
- Walking distance to mainline station
- Access to riverside walks



Second Floor



Ground Floor



First Floor

Total Area: 2181 ft² ... 202.7 m²

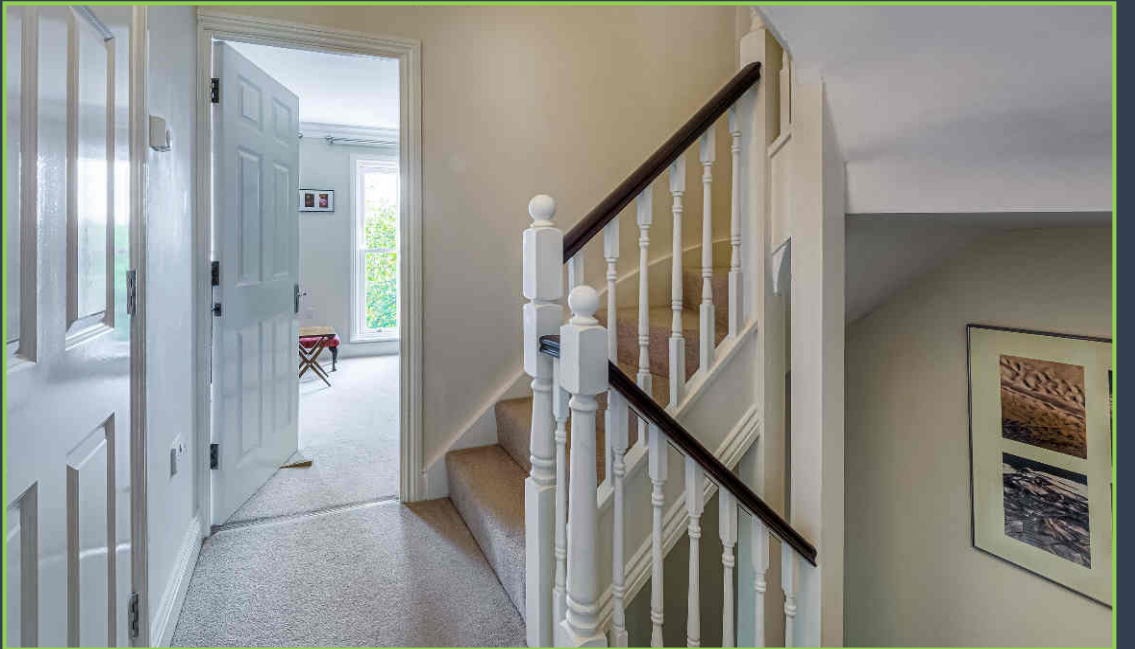
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jlm 2024

















The Property.

Set in a stunning riverside location, this handsome double-plot home offers exceptional space for elegant, versatile living. This uniquely versatile double-plot property sits back from the river at a comfortable distance to access the beach, town and beautiful riverside walks. The exceptional Georgian inspired double townhouse occupies a privileged position to the East of the River Arun on the Netley Court private estate in Littlehampton; a seaside town rich in maritime history. While the Yacht Club, Marina and golf links lie across the Arun to the West, a short walk away.

The luxurious accommodation is arranged over three floors. On the ground floor looking on to the rear garden is a large open plan kitchen and dining room with marble work tops and central island, a home office and study reversible as two single bedrooms, two cloakrooms and two spacious entrance halls each with their own front door access. Occupying the entire first floor is a double cube, full length reception room with Juliet balconies overlooking the rear garden and to the front, a second full length reception room which could also serve as a large master suite or two double bedrooms.

On the top floor there are a further four bedrooms as well as two generously sized family bathrooms, with the master and guest each boasting en-suite shower rooms and spacious fitted wardrobes.

The South facing rear garden leads off the kitchen and enjoys sun throughout the day lending itself to outdoor dining. It is well stocked with a variety of roses, flowering jasmine, a honeysuckle canopied pergola, mature perennials and culinary herbs.

The Location.

Littlehampton is situated on the West Sussex coast between Chichester to the West and Brighton to the East. It has become a popular location for second homeowners commuting from London with mainline direct access to Victoria in 1:40 minutes from the Terminus station, a 250-yard walk from the property. Spectacular views are afforded from the glorious sand dunes and nature reserve of its Blue Flag swimming West Beach inland to Goodwood and the South Downs National Park, an Area of Outstanding Natural Beauty. Across the river footbridge lie the golf links, Yacht and Sailing Clubs with moorings available. Littlehampton enjoys its own Marina, harbour and local seafood. Ferry links to France and Spain are within easy reach from Portsmouth and Southampton while the town offers a variety of local amenities: a cinema, museum, swimming pool, kitesurfing centre plus the renowned Thomas Heatherwick designed East Beach Cafe and restaurant. The historic town of Arundel, seat of The Duke of Norfolk with its monthly Farmers' market lies further up the River Arun a short drive away.

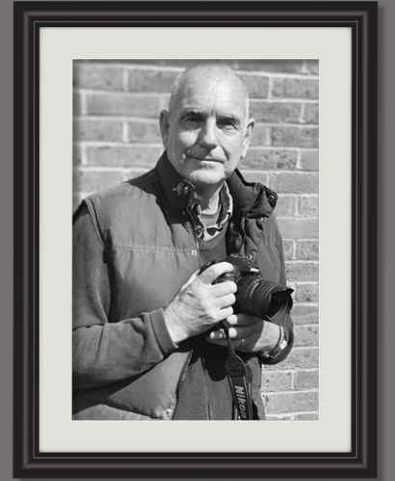
Horse racing is on hand at Fontwell Park and the glorious Goodwood Festival. The Goodwood motor circuit hosts the famous Festival of Speed and Revival meetings while Cowdray Park is home to polo, a sumptuous Farm Shop and lavish delicatessen. The highly sought after West Sussex Golf Club is within easy reach at West Chiltington as are numerous sailing clubs in the vicinity. The surrounding countryside is perfect for walking and riding with charming local villages and pubs. An ideal location for a principal residence, weekend retreat and investment opportunity.

Property Information

Services: Mains gas, electricity, water and drainage. Broadband available

Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band F

Welcome to Pegasus Properties



About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is always to provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend (and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



Your local Property Professional



01243 940940 | barnham@pegasusproperties.co.uk
www.pegasusproperties.co.uk