



BRENNAN & CHATTERTON  
*exclusive*







*“An unrivalled opportunity to acquire one of the largest and most prestigious properties on the South Coast with direct beach access and panoramic sea views”*





*Designed by award-winning architect Neil Holland with exquisite architectural detailing throughout, this distinguished property is located on the sea front of one of Sussex's most exclusive private estates.*

*The discerning internal fittings which include floor to ceiling doors and an imposing floating staircase, were meticulously designed by Alasdair McKenzie and have been completed to exacting standards.*

*The luxury interiors were designed by Emma Kewley and reflect a contemporary elegance which innovatively embrace the property's magnificent Channel views.*









































### ***The Property***

A magnificent, triple height vaulted entrance hall sets the tone for this striking property, from where two sets of oversized glazed double doors lead to the spectacular kitchen / dining / living space.

The commanding living area enjoys a chic central fire, multiple sets of doors to the south-facing garden and an impressive entertainment system which is surrounded by an abundance of bespoke joinery. The impressive kitchen boasts a statement island with breakfast bar, stunning marble work surfaces and an array of superlative Gaggenau appliances. The elegant dining area is directly adjacent to the kitchen and enjoys direct access to the glorious terrace, which is ideal for alfresco living.

There are two well-proportioned reception rooms at the front of the property which provide further flexible accommodation for entertaining / living, each benefitting from extensive customised joinery. There is also a boot room, communications room, cloakroom, and utility room on the ground floor.

The first-floor accommodation is accessed from the exquisite floating staircase which leads to a spacious glazed landing.

The indulgent principal suite is designed to embrace the uninterrupted sea views and boasts an extensive dressing area, a lavish bathroom with a centralised free-standing tub, a tranquil sleeping area with air conditioning and an automated 'fold down' TV, a sitting area with double doors to the private sea-facing balcony and a private staircase to the ground-floor.

There are five further bedrooms, most with far reaching sea views and bespoke wardrobes, and five contemporary bathrooms. There is also a well-equipped laundry room which services all bedrooms.

The opulent leisure suite features a fully tiled indoor pool, a dual aspect gym / entertainment area with multiple sets of doors to the garden, a sauna with floating seats and infrared panel, a steam room with essence induction and a comprehensive changing area.

The property benefits from a sophisticated digital and technological infrastructure, which encompasses Sonos audio in all rooms (including in the sauna, steam room and on the terrace), fibre throughout with Wi-Fi repeaters on all levels / rooms, user programmable smart lighting, smart connected TVs, CCTV, automated gate controls and underfloor heating on the ground and first floor controlled through Heatmiser, allowing Individually controlled room temperatures.

The landscaped grounds benefit from a wealth of mature planting which provides complete seclusion and are ideal for alfresco living and entertaining. There is direct access to the private greensward and beach from where a host of water sports can be enjoyed, with a hot shower immediately inside the gate.

There is a sweeping carriage drive at the front of the property, which is accessed from two sets of electric gates and leads to the double garage with ancillary accommodation above.































## LOCATION

Located on the prestigious private Willow-hayne Estate, the property is only a short walk from the villages of East Preston and Rustington, which offer an array of shops, eateries and wine bars.

Angmering mainline railway station is within walking distance and offers regular services to London Victoria in 90 minutes.

The internationally renowned Goodwood Estate, the picturesque market town of Arundel and Brighton's fashionable Lanes are only a short drive away.

### Approximate Times

Beach - Direct access  
London - train from  
circa 90 minutes to  
London Victoria  
Brighton - car from 30  
*minutes*  
*Chichester - car from*  
*25 minutes*

### Schools

Windlesham House  
Dorset House School  
Lancing College  
Our Lady of Sion  
School  
Sompting Abbots,  
Christ's Hospital and  
Brighton, Lancing  
and Hurstpierpoint  
Colleges

### Destinations Nearby

Goodwood House  
Arundel Castle  
Petworth House  
Golf at Angmering,  
Worthing, Chichester,  
Arundel  
Chichester Harbour Links to  
the Solent  
Littlehampton Sailing &  
Boating

### Approximate Distances

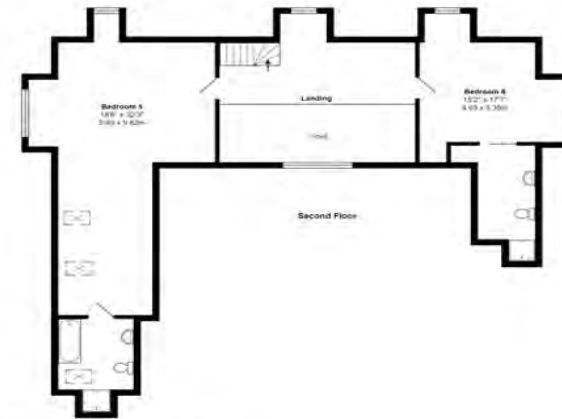
Angmering:	2m
Rustington:	3m
Chichester:	16m
Brighton:	21m
London:	65m
Gatwick:	35m
Heathrow:	65m
A27:	4m
A24:	6m



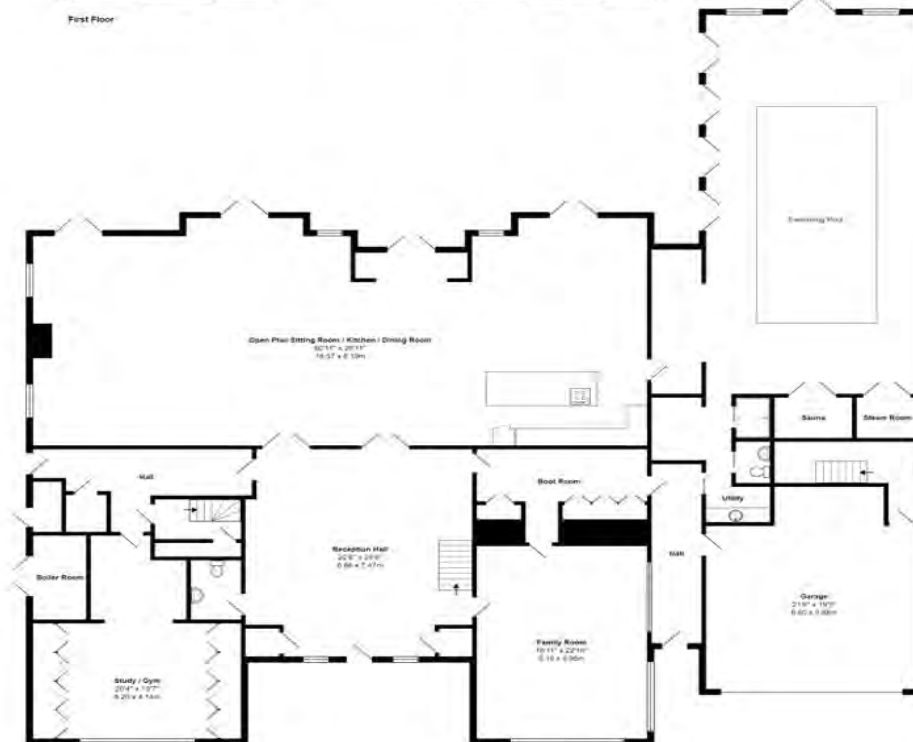




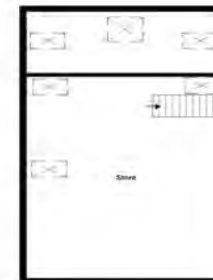
First Floor



Second Floor



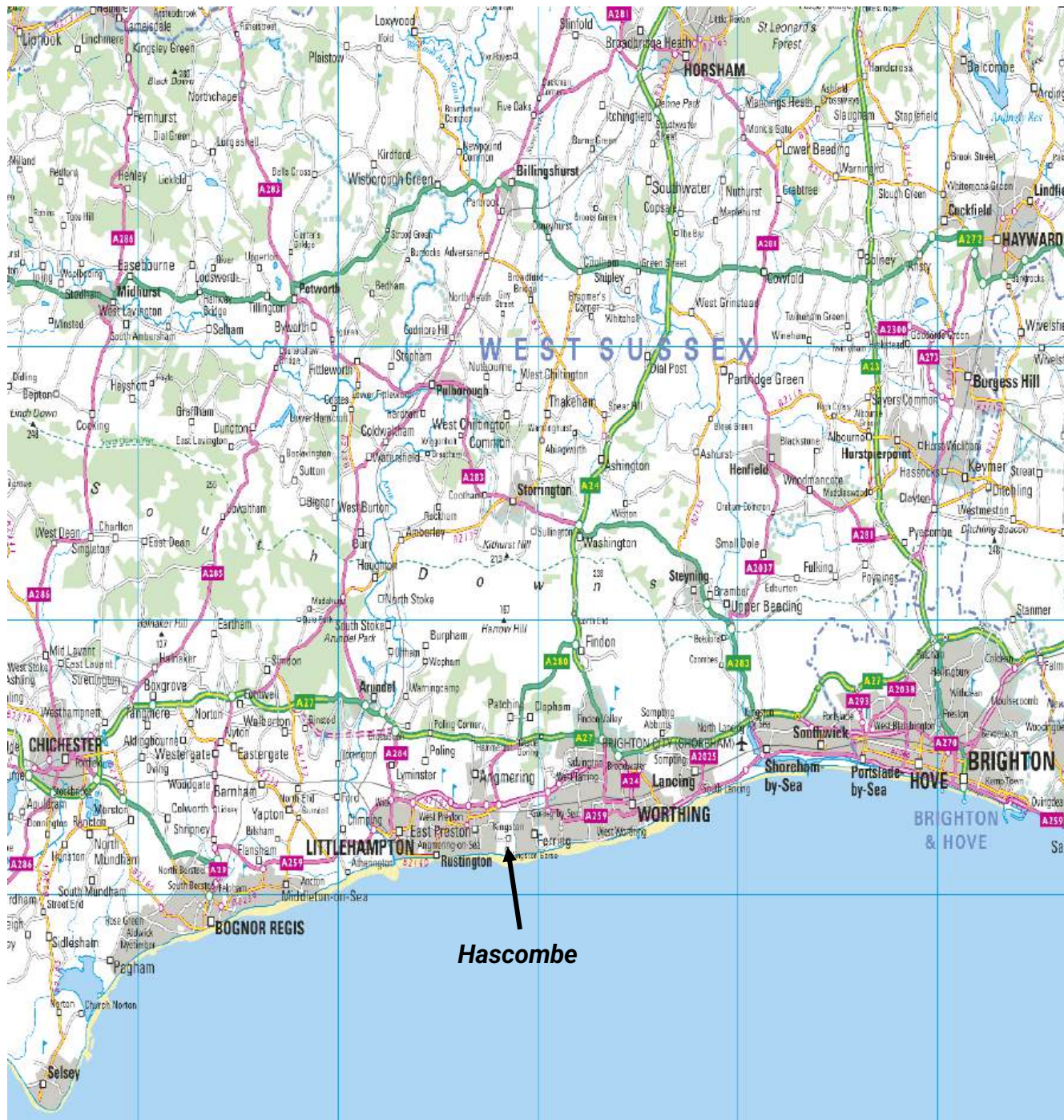
Ground Floor



Total Area: 10347 sq. ft. (961.3 sq. m) (includes Basement & Store)

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**Guide price**

**£6,500,000**

## **Viewing Appointments**

All viewings are strictly by appointment with:

**Brennan & Chatterton Estates**  
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