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## Description

A Beautifully Presented Detached Chalet Style House being situated in the sought after location of the Private Willowhayne Estate and being under 500 metres from the Beach with great amenities in the nearby villages of Rustington and East Preston. The mainline railway station serving, London, Brighton, Portsmouth & Southampton is less than a mile away. This spacious and versatile property which is 310 sq m/3342 sq ft (including garage) has a fantastic reception hall with a central staircase, large living room and modern kitchen/family room with both rooms having folding doors overlooking and onto the large private garden being over 250ft in length. There is a ground floor master bedroom with dressing area and En-suite Bathroom and shower area. There is a further bedroom or reception room, utility room and Cloakroom/w.c. On the first floor are three double bedrooms with the larger room being vaulted and en-suite bath/shower room and a Juliette balcony over looking the rear garden. There is a further family bathroom/w.c. Outside is ample parking leading to Double width Garage. The property sits on a plot of just over 1.1 acres and must be viewed to fully appreciate the location, size and condition of this wonderful property



## Key Features

- Private Willowhayne Estate
- Detached Residence
- Five Bedrooms
- No Chain
- Large Rear Garden
- EPC Rating - C
- Freehold
- Council Tax Band - G
- Double Garaging
- Viewing Essential



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### **Reception Hall**

**4.69 x 4.34 (15'4" x 14'2" )**

Measurements include the central staircase to the Vaulted reception hall with tiled flooring, central modern glass staircase to first floor, smooth ceiling, storage cupboard, boiler cupboard with wall mounted gas fired central heating boiler, electric meters and gas meters.

### **Cloakroom / w.c**

Low level flush w/c, wash hand basin, smooth ceiling, tiled, radiator and under floor heating.

### **Living / Dining Room**

**7.88 x 5.99 (25'10" x 19'7")**

large folding doors onto and overlooking the rear garden, feature fireplace, smooth ceiling with spotlights, opening;

### **Kitchen / Breakfast Room**

**8.10 x 3.73 (26'6" x 12'2")**

Measurements to include built in wall and base units, stainless steel sink unit inset to worktop with mixer tap and drainer, built in oven, microwave, large fridge freezer, racking drawers, atriumm ceiling windows, hob, extractor fan, dishwasher, breakfast bar, bi-folding doors onto the garden.

### **Rear Lobby**

Storage and door to outside, smooth ceiling with spotlights.

### **Utility Room**

Plumbing and space for washing machine, sink unit, space for tumble dryer, range of units.

### **Bedroom Five / Office**

**4.33 x 3.88 (14'2" x 12'8")**

Double glazed window, smooth ceiling.

### **Ground Floor Bedroom Suite & Dressing Area**

**4.93m x 3.56m & 4.09m x**

**2.44m (16'2" x 11'8" & 13'5" x 8'0")**

L shaped room, two double glazed windows, air conditioning unit, smooth ceiling with spotlights.

### **En-Suite Bathroom/Shower w.c**

**3.70 x 2.45 (12'1" x 8'0")**

Large shaped bath with mixer taps, low level flush w/c, wash hand basin, obscured double glazed window, tiled flooring and walls, walk in shower with large Drench head and shower screen, lighting, smooth ceiling and spotlights.

### **Landing**

Smooth ceiling with spotlights, radiator.



**Bedroom Two**

**5.54m x 4.01m & 3.15m x 2.34m (18'2" x 13'2" & 10'4" x 7'8")**

L shaped vaulted and sloping walls to either side, measurements to include built in cupboard with hanging rails and drawers, three radiators, smooth and coved ceiling, feature picture window with double doors to Juliet balcony overlooking the gardens.

**En-Suite / Bathroom w.c**

**3.07 x 2.68 (10'0" x 8'9")**  
Low level flush w/c, obscured velux window, sink with cupboard below, shaped feature bath, walk in shower with large Drench head shower and side rinser, heated towel rail, tiled flooring with part tiled walls.

**Bedroom Three**

**5.59 x 3.48 (18'4" x 11'5")**  
Sloping ceilings, two radiators, two double glazed windows, smooth and coved ceiling.

**Bedroom Four**

**3.73 x 3.46 (12'2" x 11'4")**  
Sloping ceilings, radiator, double glazed window, smooth ceiling with spotlights.

**Bathroom / w.c**

Panel enclosed bath with wall mounted shower, low level flush w/c, wash hand basin,

heated towel rail, tiled flooring, obscured double glazed window, smooth ceiling with coving.

**Front Garden**

Lawn, ample parking, leading to;

**Double Garage**

**5.15 x 6.54 (16'10" x 21'5")**  
Electric door, double glazed windows, power and lighting, door to garden.

**Rear Garden**

Large patio, mainly laid to lawn, variety of mature trees and shrubs

**Summer House**

**4.65 x 2.12 (15'3" x 6'11")**  
Double glazed windows & doors with decking in front







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## Floor Plan Pigeonhouse Lane

### Pigeon House Lane



Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 276.05 sq m / 2971.37 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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