



## 14/15 Netley Court, Surrey Street, Littlehampton, BN17 5DZ

£749,850

South Downs National Park approx. 4 miles, AONB. Harbourside East private estate by Arun River and sand dunes of West Beach Littlehampton. Architect designed double townhouse. Over 2000 sq. ft of versatile living space across three floors. Converted to designs by R.R.Dixon RIBA into one luxurious home.



# 14/15 Netley Court, Surrey Street, Littlehampton BN17 5DZ

- Unique Opportunity to Purchase Double Width Architect Designed Riverside Home
- Converted to Designs by R.R.Dixon RIBA into One Luxurious Home
- Two Designated Off-Road Parking Spaces
- Viewing is Highly Recommended to Appreciate This Unique Home and All It Has to Offer
- Situated Within a Gated, Private Estate Close to the Harbour and Stunning Beaches
- Nestled Along the River Arun's Edge
- 28'5 x 10'6 Master Bedroom and Sitting Room Suite
- Over 2000 sq. ft of Versatile Living Space Across Three Floors
- Southwest Facing Double Width Mature Garden
- 200 Yards to Terminus Station, Providing Direct Route to London Victoria in 1:40 Minutes

 6  4  2  C 73

Council Tax Band: F

Tenure: Freehold



## The Property

The two townhouses were built in 2003 and converted into one to designs by R.R.Dixon RIBA in 2009. The house now extends to over 2000 square feet with a double master bedroom and sitting room suite, double reception room, kitchen and dining room on open plan each spanning the full width of the property. The design incorporates two further double bedrooms with en-suite shower rooms, a walk-in dressing room and secondary bedroom, two family bathrooms, two studies or home offices and two cloakrooms on the ground floor. Independent living is key to the design with the original staircases, entrance halls and front doors retained. A secluded double plot garden and two designated parking bays completes the accommodation.

## Location

The Netley Court private estate is situated on the westernmost edge of Littlehampton where the Arun meets the sea among some of the finest landscapes in West Sussex. Open country and coastal panoramas stretch West to Clymping. The spectacular sand dunes and blue flag swimming at the West Beach nature reserve, golf links, Sailing and Yacht Clubs with moorings available are a short walk away across the river footbridge.

Further upstream, Arundel with its farmers market, the picture postcard village of Amberley and the outstanding natural beauty of the South Downs National Park are within easy reach, perfect for scenic walks and charming country pubs. Glorious Goodwood, Chichester Festival Theatre and Pallant House Gallery, Pulborough and West Sussex Golf Club are a short drive away.

Ferry links to France and Spain depart from Portsmouth and Southampton. Gatwick International Airport is just forty minutes away by direct train from the nearby Terminus station and London Victoria one hour forty.

On the ground floor the entrance halls are flanked by cloakrooms to either side of the property each serving its own study or home office. Independent front door access allows for separate functionality on either side of the house. To the rear the open plan kitchen and dining room doors open onto the southwest facing garden, ideal for al fresco dining and summer entertaining. Italian marble work surfaces, butler sink, double fridge freezers, wine storage, bar area, dishwasher, washing machine and Rangemaster five ring burner with double ovens are complemented by two large under stair walk-in pantries.

On the first floor to the front is a double sized reception room filled with light from four floor to ceiling double glazed sash windows. To the riverside at the rear is a full width master bedroom with its own private sitting room and two Juliet balconies that overlook the garden. Climbing jasmine fills the room with scent throughout the summer months.

To the front on either side of the second floor are two double bedrooms each with en-suite shower rooms and built in wardrobes. To the riverside, serving the master bedroom suite is a walk-in dressing room with a wall of wardrobe space and a generous family bathroom. On the other, a secondary bedroom is serviced by its own family bathroom.

Set in a quiet location, mature planting in the garden screens the house at the rear with six rose varietals, honeysuckle, bay and a seating area with plenty of

**KITCHEN & DINING ROOM (and two walk-in pantries)**

28'5 x 13'8  
Spacious double width South Westerly aspect with double doors to garden

**BEDROOM**

11'1 x 6'6  
Situated on ground floor, could also be suitable for a study/home office.

**GROUND FLOOR CLOAKROOM (1)**

Serving each home office

**BEDROOM**

11'0 x 6'11  
Situated on ground floor, could also be suitable for a study/home office.

**GROUND FLOOR CLOAKROOM (2)**

Serving each home office

**DOUBLE FRONTED RECEPTION ROOM**

28'5 x 12'2  
Double width with four floor to ceiling sash windows

**SECONDARY DOUBLE FRONTED RECEPTION ROOM**

28'5 x 10'6  
South Westerly aspect with juliet balconies overlooking the garden, could also be used as a master suite, with sitting area within.

**BEDROOM**

8'10 x 7'3  
Range of fitted wardrobes, currently shown as a walk in dressing room

**MASTER BEDROOM BATHROOM**

**DOUBLE BEDROOM WITH EN-SUITE (1)**

13'7 x 9'8

**DOUBLE BEDROOM WITH EN-SUITE (2)**

13'9 x 9'7

**SECONDARY BEDROOM**

9'6 x 7'3

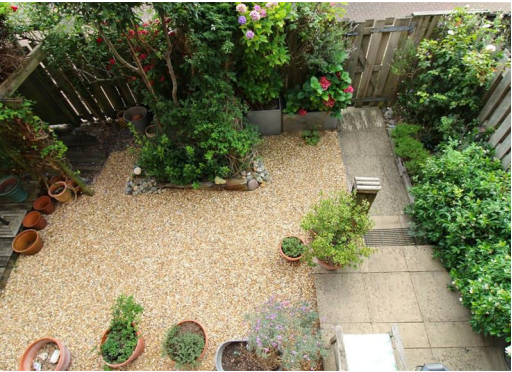
**FAMILY BATHROOM**

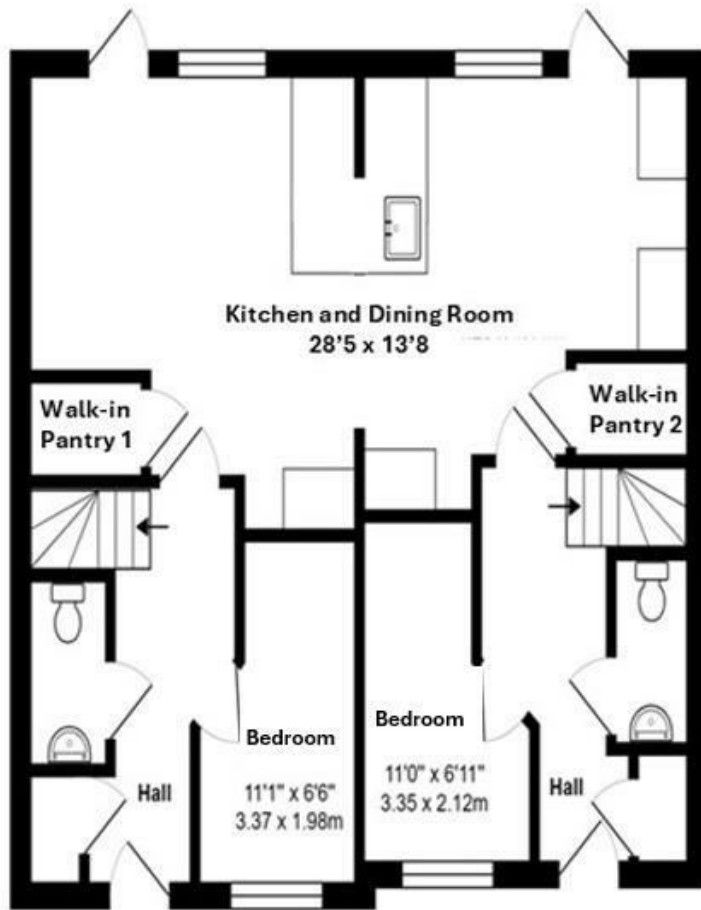
**ESTATE FEE**

£960 pa- paid in two installments every 6 months.

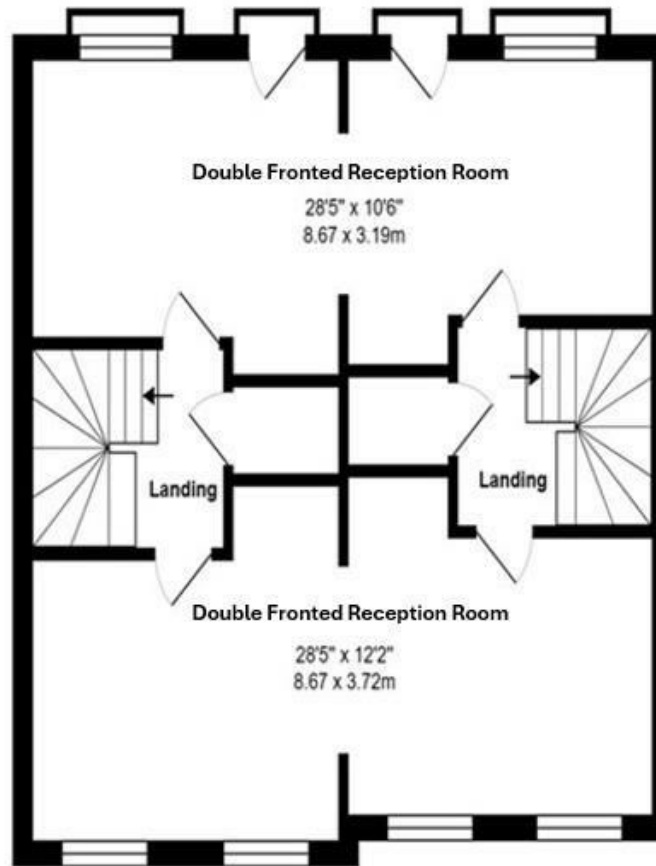




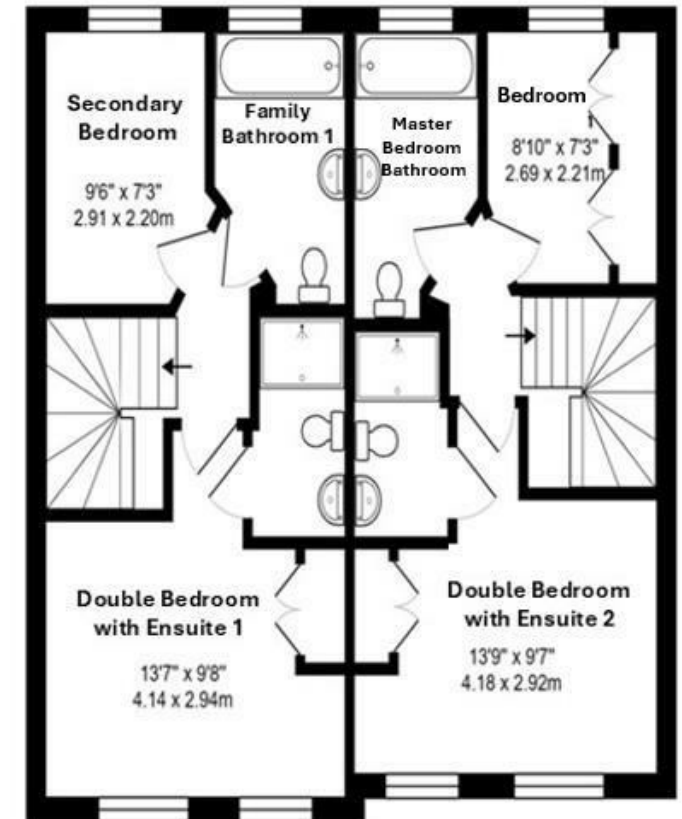




Ground Floor



First Floor



Second Floor