



ASPREY
ESTATES

Waters Edge

Botany Close, Rustington, BN16 2BH

Property at a glance

- Spectacular sea views
- Waterside
- Beautiful high spec finish
- Stunning first floor living area with very large terrace
- Impressive second floor with terrace
- 4 bedrooms
- Office
- Gym
- Large annexe with views
- Secluded courtyard with hot tub

Setting

Open the front door on to the double height magnificent hallway and you have your first glimpse of what promises to be an elegant and exceptional home. The stunning Bocci chandelier is a wonderful feature in this light space. A discreet colour changing light strip which follows the perimeter of the entrance hall glazing is synchronised with a strip that runs the length of the first floor 12m (39ft) windows, these simple features have the ability to flood the house with the coloured light of your choice. The rest of the downstairs extends to another double bedroom with en-suite and walk-in wardrobe, a downstairs loo, utility room and a large room which is currently a gym and second office but could be an additional sitting room, which opens out onto the courtyard. Plus, a well-designed and spacious one bedroom annexe, which benefits from a full kitchen, ideal for guests, it also enjoys courtyard access and views. Outside is large resin driveway and huge, attached garage which holds four cars and has plenty of storage along with direct access to the house. This huge garage has a vast loft space with potential of conversion to an additional annex or two to three en-suite bedrooms, subject to planning permission. The 165ft back garden, which faces south, has access onto the foot path that's part of the "Green Sward" and then onto the beach where you can paddle board, kayak, launch a jet ski and, of course, swim. All you have to do is unpack and decide which you want to do first!

£3,500,000 Freehold

Waters Edge

BREATH-TAKING, EXPANSIVE SEA VIEWS....

If you are searching for a family home with simply stunning sea views, then look no further. From the moment you step into the sitting room on the first floor the views are just incredible, so much so that you need time to take them in. Everything about this spectacular home has been beautifully designed by the current owners with the views in mind, starting with the decision to create the living space on the first floor where the views are the most impressive. The huge, elegant and modern sitting, dining and kitchen area with sliding doors onto your terrace is exceptional, with a poured resin floor, Italian units by Pedini, appliances including a Miele fridge and freezer, Sub-Zero fridge compartments and a Gaggenau dishwasher. It is a place made for sitting inside or out and watching the sea....heaven.

You can use this house in so many ways to suit your ever-changing family and needs, currently the owners are using the top floor as an enviable home office, with those gorgeous views over the beach and sea, as well as a huge picture window with views to the South Downs, but this would make an idyllic principal suite as it has an en-suite bathroom and space for a walk-in wardrobe. The second floor also enjoys a terrace.

The rest of the bedrooms are on the ground floor; the principal suite overlooks the private courtyard with sliding doors spilling out to the seating area and hot tub. It is designed to be used all year, with walls which have large windows allowing you to take in the views while being protected from the breeze. The bed is beautifully placed so that lazy sunny mornings can be spent in bed taking in the courtyard / garden sights and sounds. The en-suite is exquisite with a huge walk-in double shower. Pure luxury, which continues with two dressing-rooms, one each. One of which was formally a bedroom and could be again should you wish.



Water's Edge

Approximate Gross Internal Area = 578.3 sq m / 6225 sq ft
(Including Garage)



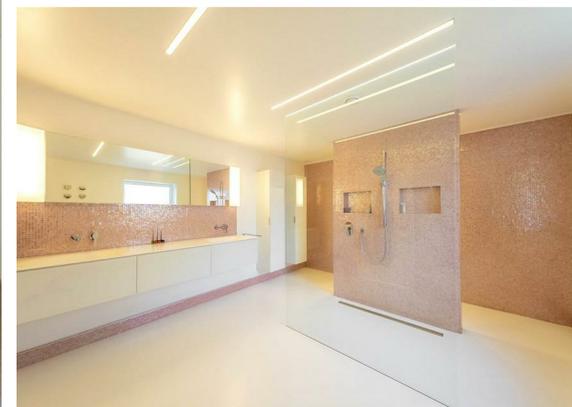
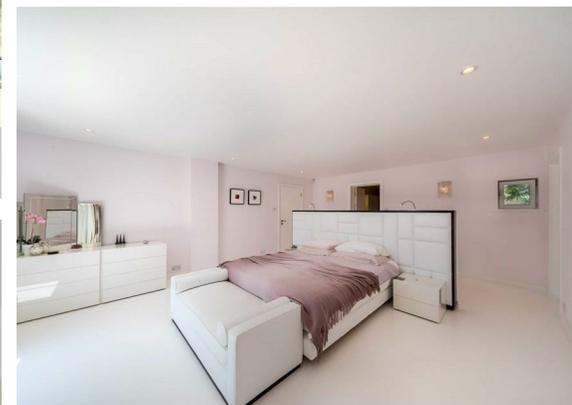
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus)	A		
(91-111)	B	82	85
(69-90)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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