PEGASUS PROPERTIES

# 1 Scholars Row
# Barnham
# West Sussex
# PO22 0BY

The Property Ombudsman

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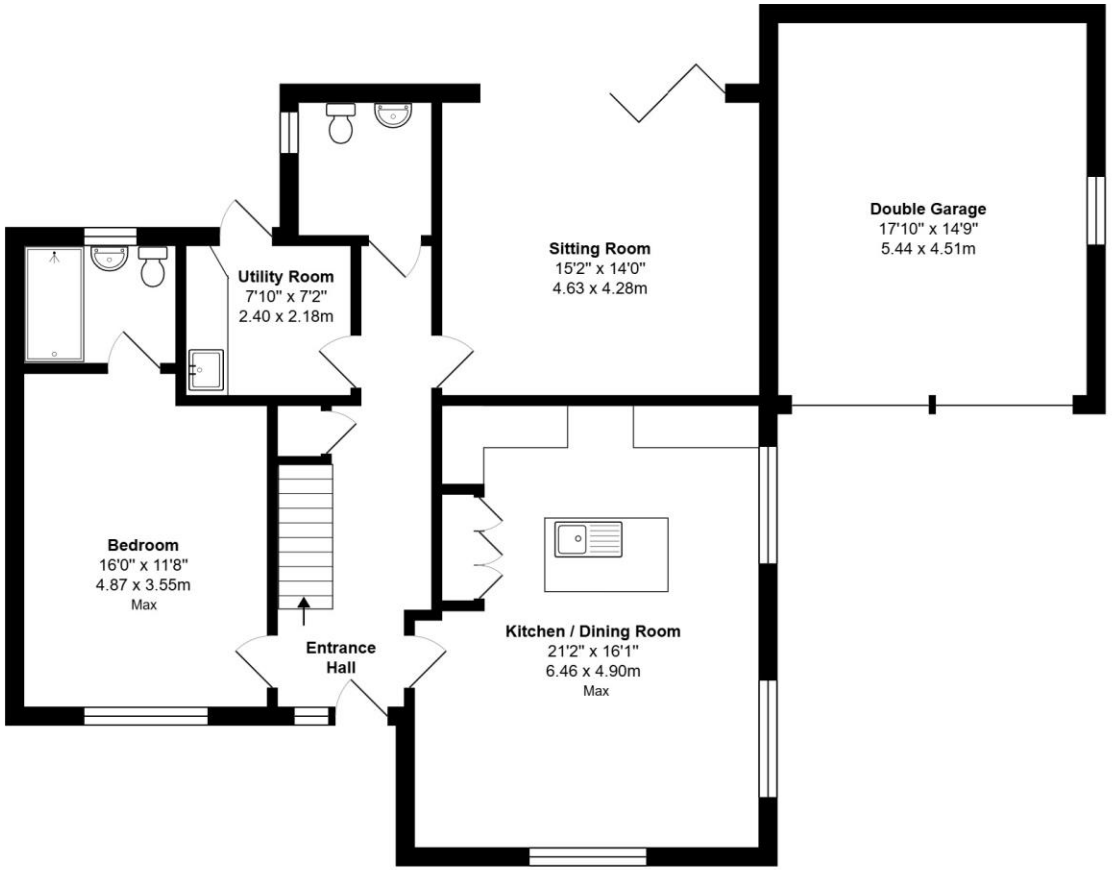




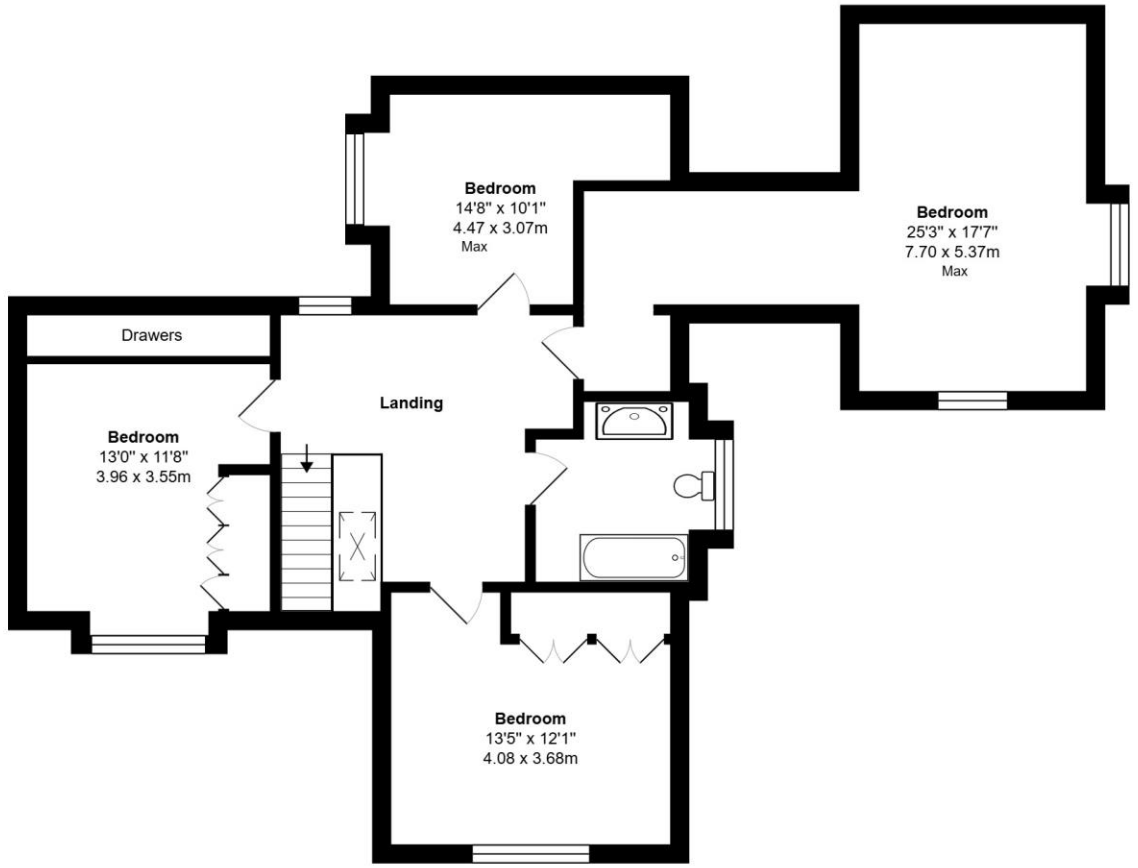
# 5 Bedroom detached House

# £895,000 Freehold

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Ground Floor

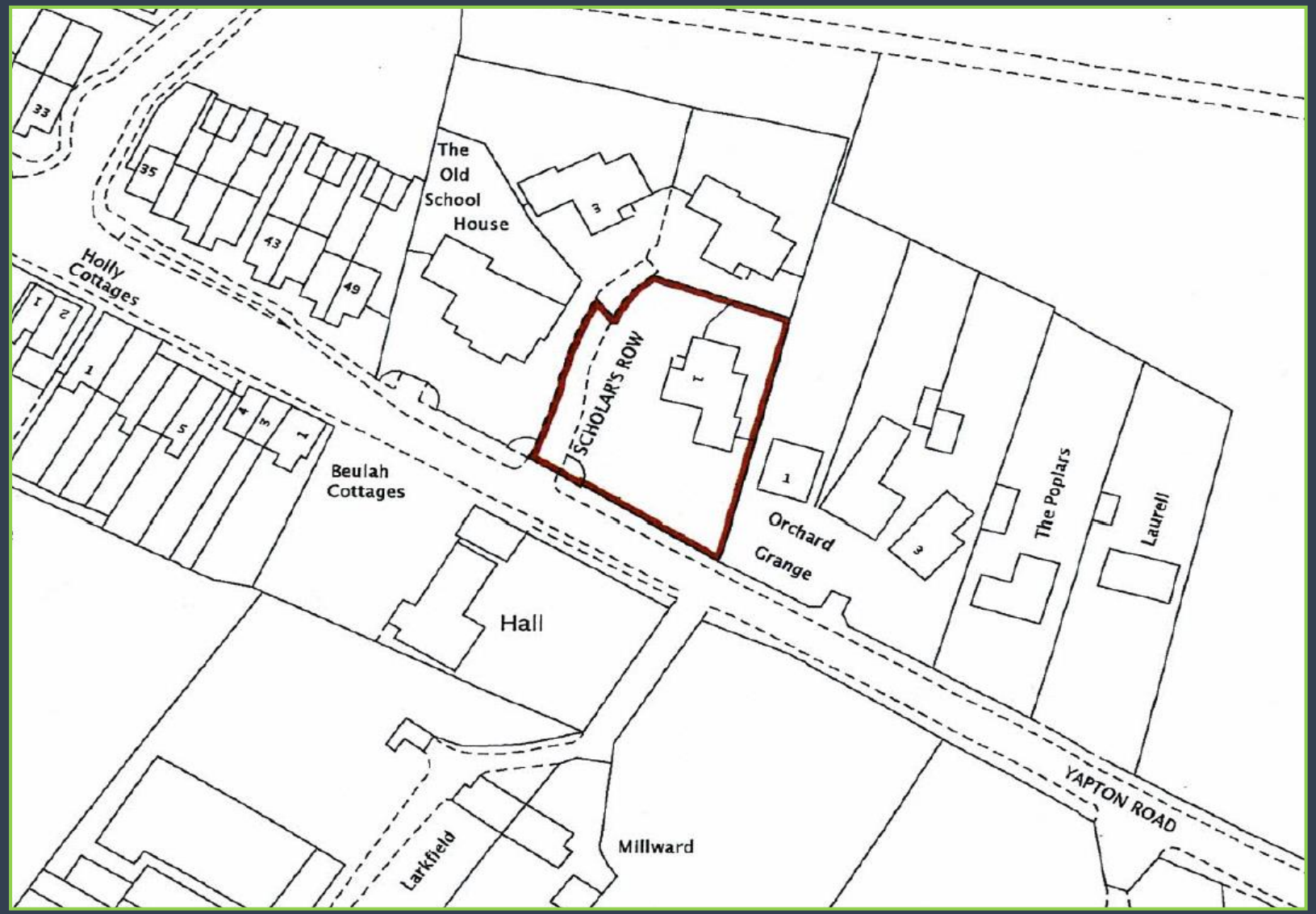



First Floor

Total Area: 2320 ft² ... 215.5 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 1st Image 2026

- Private walled development of 3 detached homes
- Presented to an exceptionally high standard and finish
- 5 bedrooms
- 2 reception areas
- Neptune solid wood kitchen
- Utility room with Dekton work top
- Oak flooring
- Stunning bathrooms fully porcelain tiled
- Double garage and extensive parking
- Spacious wrap around park like gardens











































## The Property:

An exceptionally well presented 5-bedroom detached home, set back in a walled development of just three properties. Enjoying a plot approaching a quarter of an acre this handsome home has been updated by the current vendors and is offered in a true turnkey condition.

The accommodation is split over two levels, the ground floor comprises a formal sitting room with bi-fold doors to the gardens, cloakroom with Carrara marble worktops, utility room with Dekton worktop and access to the garden and one of the five spacious bedrooms with ensuite shower room. Of particular note on this floor is the stunning open plan kitchen dining area with its solid wood and hand painted Neptune kitchen. This beautifully hand-crafted space boasts an extensive range of integrated appliances and cupboards including a Neff fridge/freezer, Neff dishwasher, extractor, a large larder, chopping board storage and slide out bin and central island.

The remaining four double bedrooms are located on the first floor, two benefitting from built in wardrobes and all served by the well-appointed family bathroom.

The gardens are a particular feature, wrapping around the property, part wall enclosed and offering a park like feel with mature trees, planters, a large shed, outside sockets, taps and lighting.

To the front of the property there is a very large parking area giving access to the integral double garage.

## The Location:

Barnham is a popular village within sight of the South Downs National Park, local shopping facilities can be found in the centre of the village along with the mainline station providing a regular service to London Victoria in about 1 hour 30 minutes.

Comprehensive facilities may be found in Chichester with a wide selection of shops, superstores, restaurants and bars. The surrounding area offers a variety of recreational facilities including a number of golf courses, one of which being at Goodwood, which also provides a country club with gym, indoor swimming pool and tennis courts. Famous for its horse racing, Goodwood also plays host to the Annual Festival of Speed and the Revival of this historic motor circuit, both of which have become prominent events on the social calendar.

To the south the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham and Chichester Marina. The beaches at East Head and West or East Wittering provide many opportunities for bathing, windsurfing, kiteboarding and more recently land-boarding.

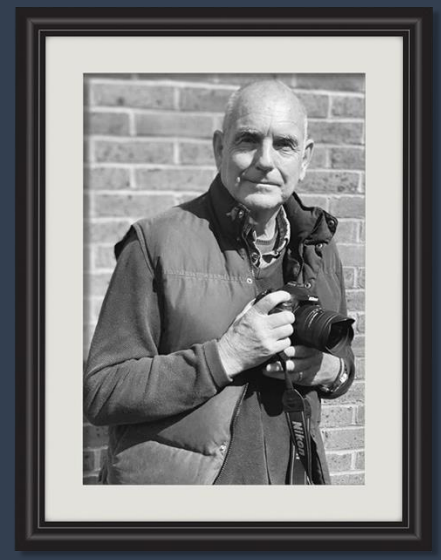
The South Downs National Park to the north is home to a variety of pretty rural villages with good country pubs and provides many opportunities for walking, riding and mountain biking.

**Property Information**
**Services**: Mains gas, electricity, water and drainage. superfast Broadband available
**Council Tax**: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band G

# 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 to always 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 UKs 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

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