



Cross Road, The Willowhayne private sea estate,  
Rustington, West Sussex, BN16 2ST



## Cross Road, The Willowhayne private sea estate,

A recently constructed luxury home, occupying a prime position, within this exclusive private sea estate. Built to an extremely high specification for the current vendors, with every care taken in the design and build from its conception to completion. Fusing state of the art technology with the most up to date building methods to create this stunning, energy efficient home.

Freehold · 6 bedrooms · 6 bathrooms · 4 reception rooms · Double garage · Large garden

### Description

The approach is via a private driveway with electric, security gates, leading to a spacious parking area and double garage. The front gardens have been beautifully landscaped providing stunning views from the south facing sitting room.

On entering the hallway you are confronted with the impressive oak staircase, rising the full height of this magnificent central atrium. The hall gives access to the reception rooms comprising of a hobbies/studio room, sitting room with a large central fireplace and windows overlooking the landscaped front gardens.

Occupying almost two thirds of the ground floor is the stunning, part vaulted, open plan kitchen living space with adjoining formal dining area. Within this space is the beautifully appointed kitchen; bespoke cabinets with Arun White granite worktops and top of the range fittings including a steam oven, coffee machine and Quooker boiling water tap. The spacious seating area focuses on a modern frameless wood burner, which sits flush to the stone tiled wall, with views out through the sliding doors to the secluded rear gardens. The formal dining area adjoins the kitchen space with access to the large utility room with its bespoke hand made units and Kashmir Gold granite worktops.

As well as the cloakroom located in the central hall there is an additional shower room within the utility area with w.c. The double garage is also accessed through the utility room allowing you to enter the centre of the house straight from the care.

There are five large bedrooms, and a family bathroom located



on the first floor, with the principal rooms all enjoying en suite facilities and built in wardrobes. The master bedroom with en suite and dressing room occupies the second floor and enjoys glimpses of the downs. Of particular note is bedroom 5, which has access out to a sheltered roof garden with views over the rear. Due to this, bedroom 5 also doubles as a first floor library/snug with a range of built in units housing utilities including a wine fridge.

The grounds comprise of mature borders with intimate dining areas mixed with well thought through landscaping, incorporating water features with well stocked borders and hard standing. There are also extensive lawns to the rear with a variety of mature trees and hard standing for timber out buildings.

### Location

The Willowhayne is a private Sea Estate on the coast at Rustington/East Preston. East Preston Village itself lies between Chichester and Brighton and has become a popular location for second homeowners commuting from London. With some of the most popular towns within striking distance including the cathedral town of Arundel with its impressive Norman castle sitting on the boundary of the South Downs National Park. Made famous internationally for its antique dealerships and once a thriving fishing town, now the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.

Chichester is only 15 miles to the west with a direct route via the A27. This pretty pedestrianized town offers a superb range of shopping facilities from well-known national chains to independently owned boutiques. Chichester also offers the Festival Theatre, racing at the famous Goodwood circuits and sailing from Itchenor and the Witterings.

East Preston is some 62 miles from London, with a main line train station from Angmering to London Victoria in approximately 1 1/2 hours. The A7 divides this region of West Sussex and offers a quick link to the A3 to London and the West Country. Gatwick airport is less than 50 miles via the A24 or 90 minutes by train





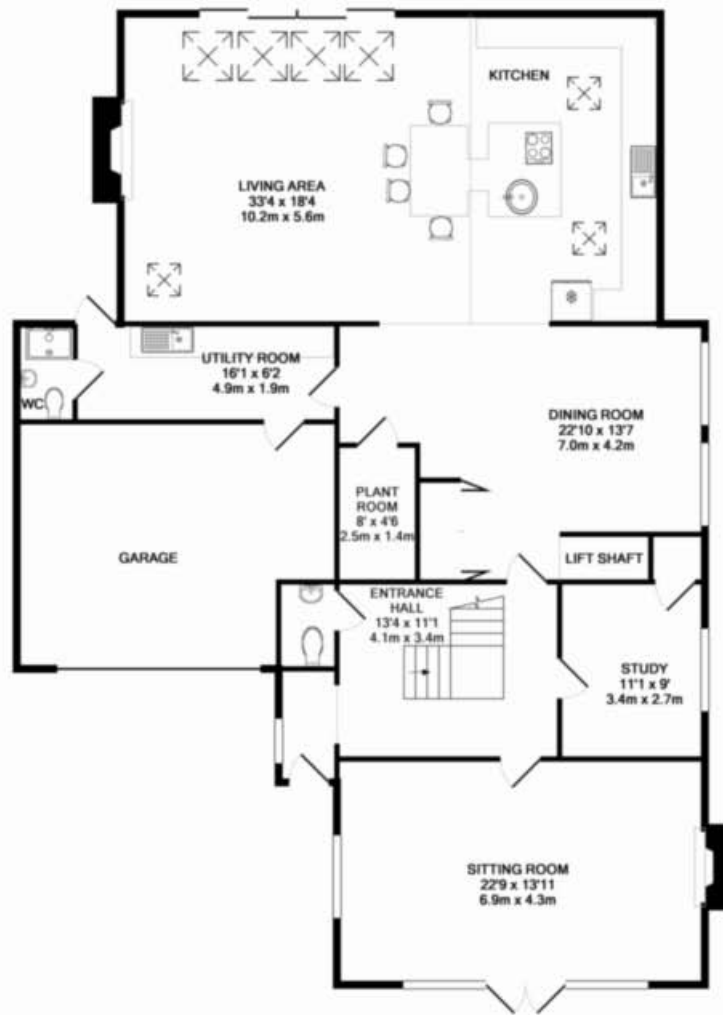








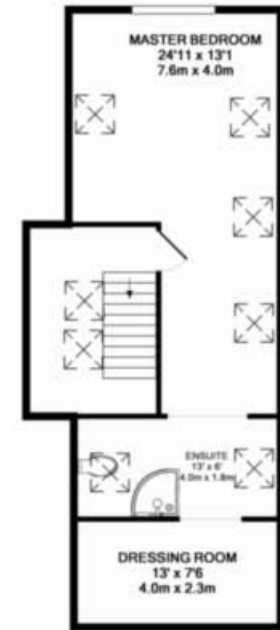




GROUND FLOOR  
APPROX. FLOOR  
AREA 2636 SQ.FT.  
(189.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1145 SQ.FT.  
(106.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3710 SQ.FT. (344.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

### Council Tax

Council Tax band:G

### Reference

PEG115129

### Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.





**Pegasus Properties**

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