



Gallic House, 9 Tamarisk Way
East Preston, West Sussex, BN16 2TF

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Gallic House is a substantial South facing seafront property with spectacular views across the English Channel and direct access to the beach. This 5 bedroomed Arts and Crafts House on the private Willowhayne Marine Estate has been completely remodelled to an exceptional standard, with a stylish contemporary interior arranged over three floors.

Freehold · 5 bedrooms · 5 en-suites · 20ft South facing balcony · Landscaped gardens · Beach front · KNX smart home

Description

Behind a magnificent carriage driveway with parking for numerous cars, this Sussex beachfront house has an original exterior and secluded garden. Internally this is a superb and stylish light filled home.

The Gira X1 Smart Home server uses the KNX system to control heating and lighting. The property has underfloor heating throughout the ground floor and all bathrooms.

On the ground floor, you enter a stunning double height entrance hall with Italian porcelain tiled floor and breathtaking floating elliptical staircase rising to the second floor. Double doors lead into the light-flooded open plan living areas extending the full width of the house. Tedd Todd pale oak flooring enhances the feeling of spaciousness throughout. The drawing room with its elegant limestone fireplace leads seamlessly through to the dining room and onto the superb Leicht kitchen.

An attractive covered loggia is reached through the glass double doors leading to an expansive porcelain entertaining terrace and landscaped garden planted in The Mediterranean style.

The kitchen with its imposing island and striking quartz backdrop makes a strong design statement and is fully equipped with the latest Miele appliances and a Quooker hot water tap.



The large utility/boot room is well designed with flexible storage space, Miele wine cooler, washing machine and tumble drier. A separate wet room is ideal for sandy feet!

The huge master bedroom on the first floor has a stunning en-suite bathroom, large dressing room and a 20ft South-facing balcony with expansive views of the sea. There are also two further en-suite double bedrooms on the first floor and two more on the second floor, all with sea views. All the bathrooms and shower rooms have elegant Italian porcelain tiles.

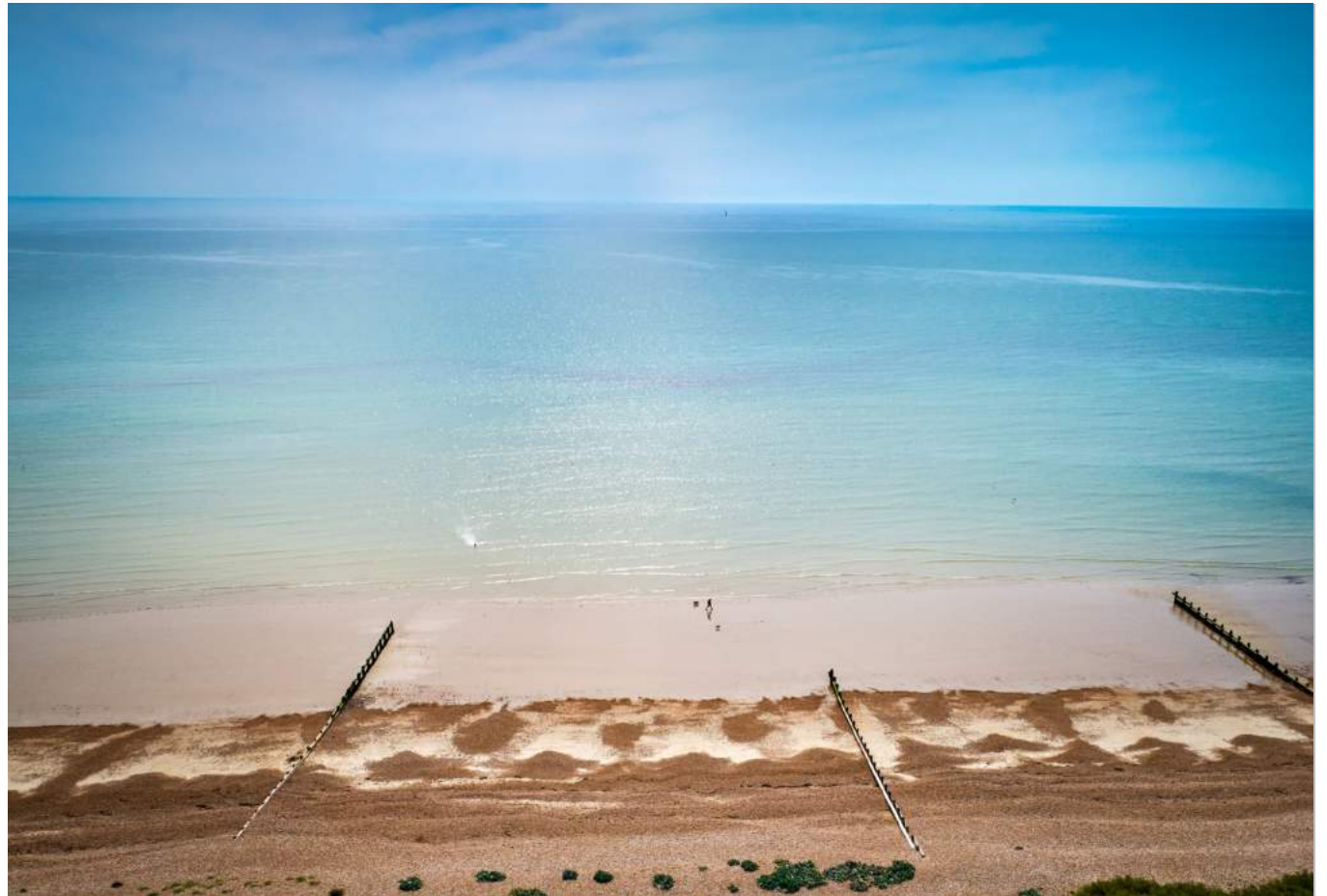
There is an integral garage and separate plant room housing the boiler and twin pressurised water cylinders providing 350 litres constant hot water. Monitored Banham alarm.

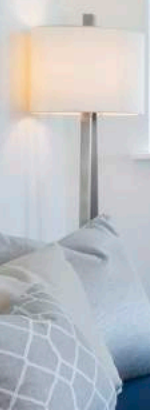
Location

The Willowhayne Private Marine Estate is one of the most favoured residential areas on the West Sussex coast.

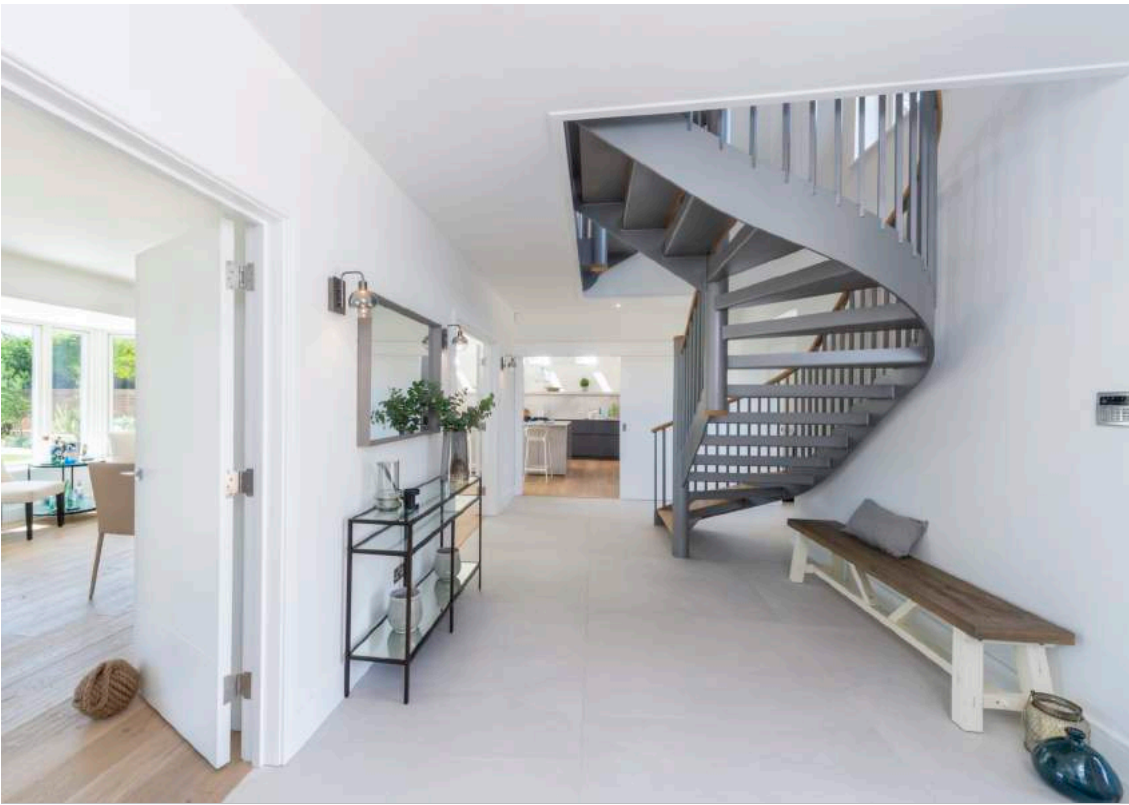
Chichester Harbour and Goodwood famous for horse racing, the Festival of Speed and the Revival are a short drive away, as is the picturesque hill town of Arundel and excellent shopping in Chichester. The village of Rustington is close by with a Waitrose and local facilities including an excellent Golf Club, Gym and Wellness Centre.

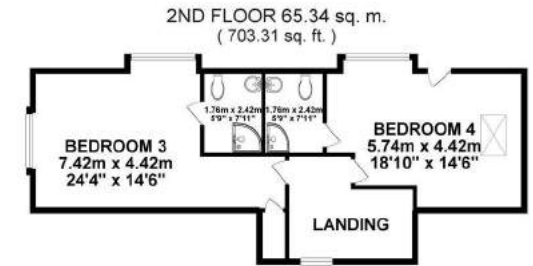
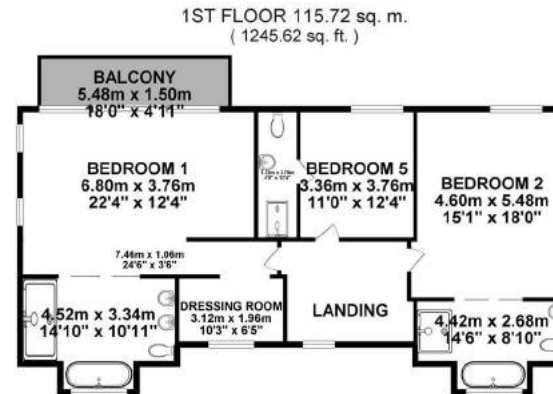
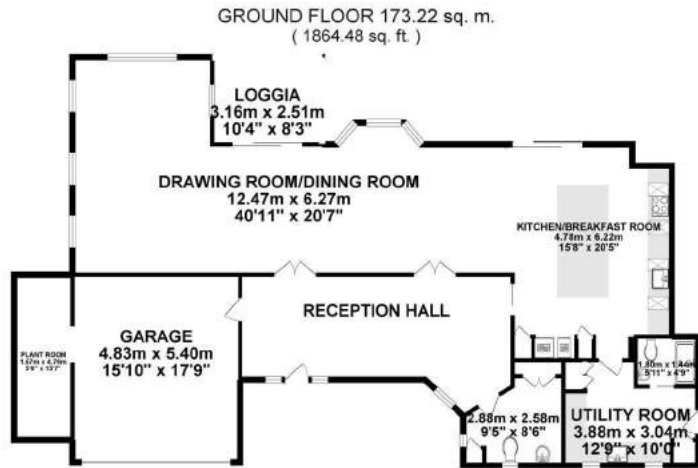
East Preston is 62 miles from London, the local train station is Angmering (London Victoria 88 minutes). The A27/A3/A24 provide good links to London, Gatwick and Heathrow.











TOTAL FLOOR AREA : 354.28 sq. m. (3813.41 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band H

Reference

PEG - gall

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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