



Blue Ridge, Gorse Avenue, Kingston Gorse,
East Preston, West Sussex, BN16 1SG


PEGASUS
PROPERTIES

Blue Ridge, Gorse Avenue, Kingston Gorse,

Blue Ridge is an exceptional waterfront home, located in a prominent position within this exclusive private marine estate. This stunning home was built in 2015, to exacting standards, providing modern versatile accommodation arranged over two floors, with all of the principal rooms enjoying breath taking views of the English Channel.

Freehold · Stunning waterfront home · 5 bedrooms · 5 en-suites · 4 reception areas · Double garage

Description

The approach to Blue Ridge is via Gorse Avenue, the premier position within this well regarded private sea estate. Set well back in its plot with landscaped front gardens and extensive driveway parking, all enclosed via a handsome brick wall.

On entering the property there is an impressive entrance hall with a stunning glass enclosed staircase rising to the first floor galleried landing, and doors leading to all of the ground floor rooms.

Due to its waterfront location, Blue Ridge has been designed to take advantage of its beautiful setting whilst remaining versatile. It does this by blending reception rooms and bedrooms on both the ground and first floors, allowing you to take in elevated views of the English Channel from both.

There are five bedrooms in total, all of which benefit from en-suite bathrooms. Four of these suites are located on the ground floor with the two principal rooms enjoying access out to the south facing rear garden. A large reception room with doors to the rear garden sits centrally on this floor with a study and utility room, which leads to the extensive garaging, completing this level.

The first floor galleried landing forms part of a large open plan living space. This area is divided into three main sections, all of which enjoy spectacular views over the water. There is a spacious living room, formal dining area and well appointed



'Alno' fitted kitchen. Large sliding glass doors lead out to the significant balcony with a shielded seating and dining areas via glass panels and stairs leading to the rear garden.

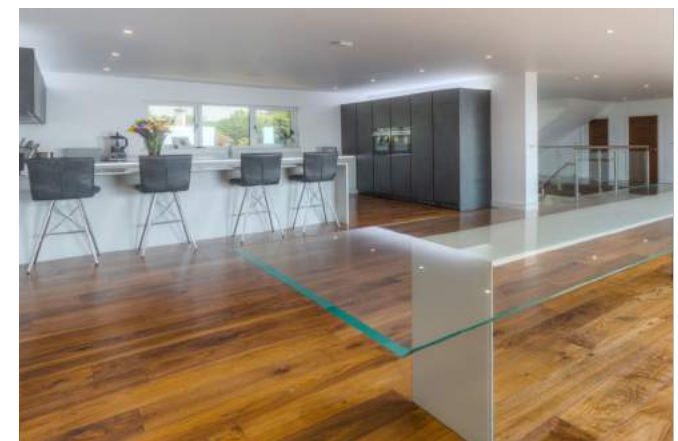
Occupying the east side of the first floor and enjoying a north to south aspect is the magnificent master bedroom suite. This impressive space comprises of a south facing bedroom with views over the water and access to the balcony, a central dressing room with a generous amount of storage and a well appointed private bathroom. Completing this floor is a separate cloakroom located on the landing and a storage room.

Of particular note is the provisions put in place for a lift shaft, which is currently serving as a storage cupboard on both the ground and first floor but has been designed to take a lift if a purchaser chooses to install one.

The gardens are south facing and accessed from all of the principal rooms and first floor balcony. There is a sizeable patio area and well kept lawns, with a variety of mature shrubs and a gate leading to the greensward and beach.

Location

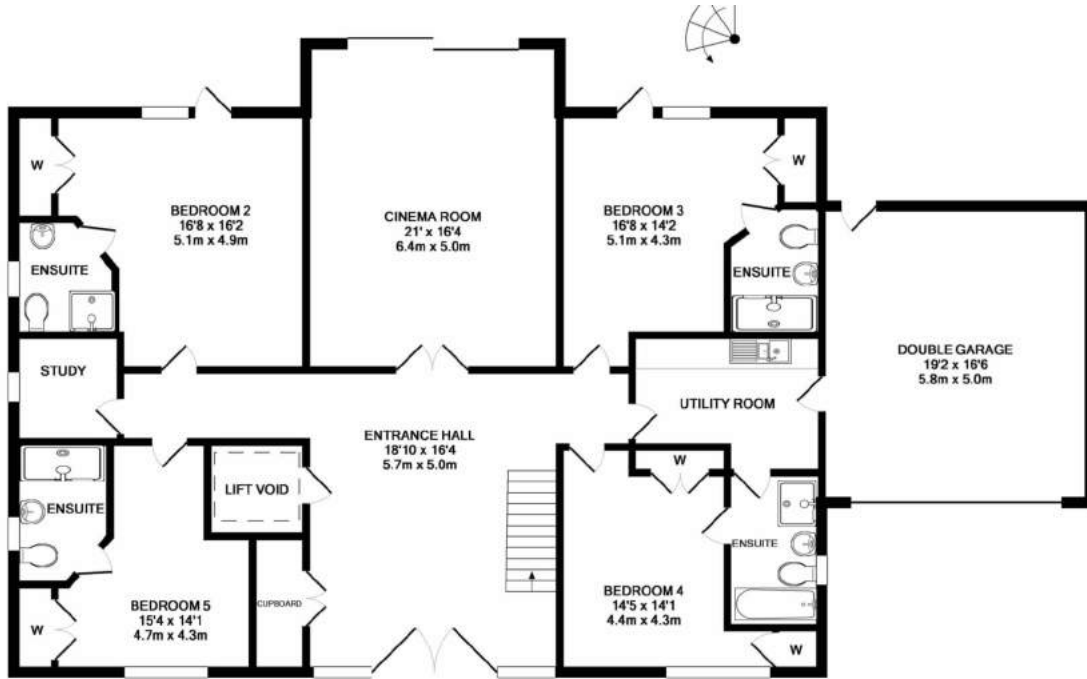
Blue Ridge is situated on the Kingston Gorse Private Marine Estate; a coastal hamlet in the Arun district of West Sussex with a mainline station from Angmering to London Victoria in approximately 1 1/2 hours. Kingston Gorse is considered one of the most favoured residential areas on the West Sussex coast. It is approached via a one and a half mile country lane from the village of East Preston and has gated access during the summer weekends to maintain the high level of privacy and security that the residents have come to enjoy. The pretty seaside village of East Preston in West Sussex is brimming with charm and character. The village lies between Chichester and Brighton and has become a popular location for second homeowners commuting from London. There is an abundance of leisure activities on your doorstep, including Chichester Marina for those with a passion for yachting or Goodwood, which offers horseracing, motor racing, golf and a variety of other leisure activities.



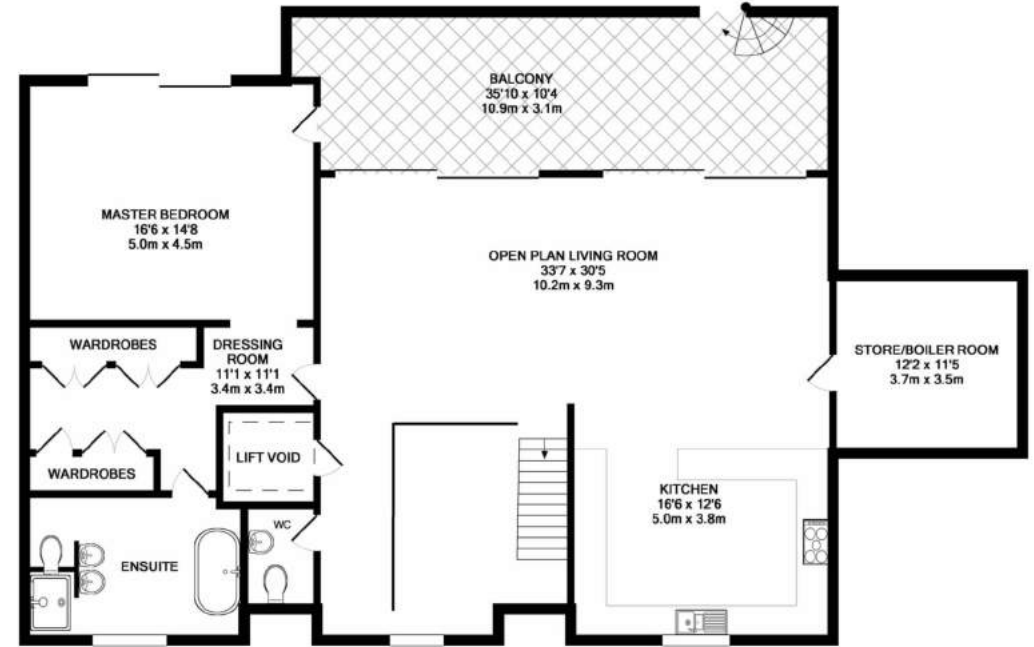








GROUND FLOOR
APPROX. FLOOR
AREA 2248 SQ.FT.
(208.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1772 SQ.FT.
(164.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 4020 SQ.FT. (373.5 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

Arun District Council Tax: Band G

Reference

PEG - BLU

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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