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West Sussex  
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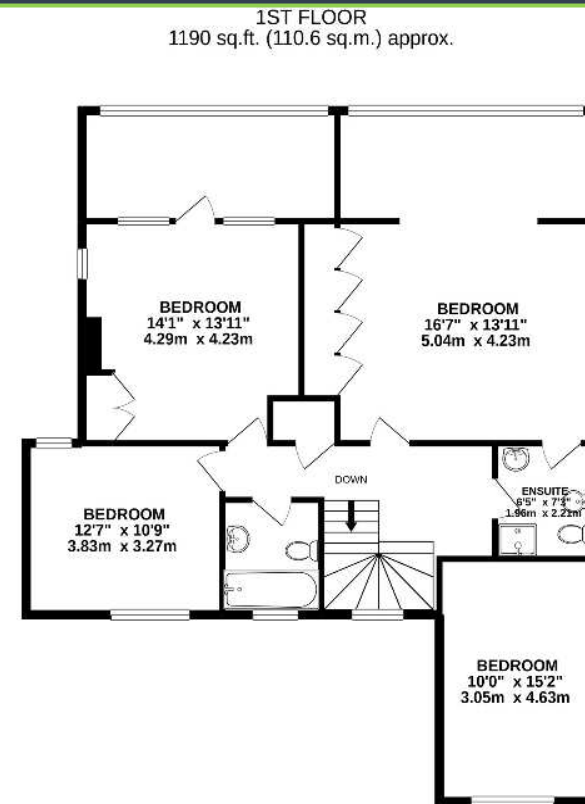
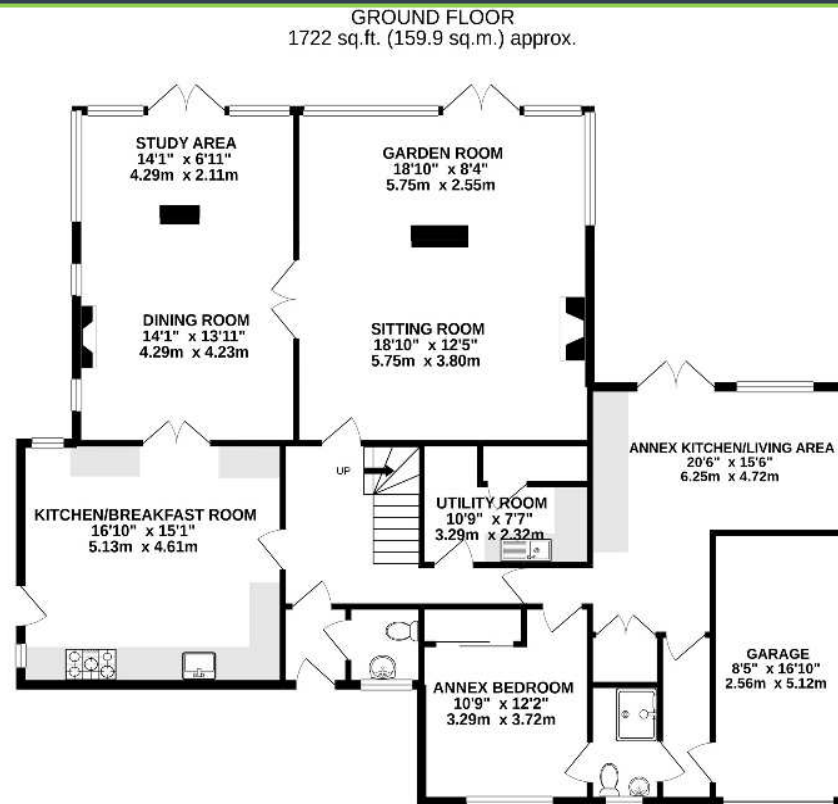




5 Bedroom Detached House  
£1,550,000

## Floor Plan:

- Waterfront position
- Direct beach access
- Stunning coastal views
- 4 double bedrooms
- 2 reception rooms
- Kitchen/breakfast room
- Separate 1 bedroom annex
- Integral garage



**TOTAL FLOOR AREA : 2912 sq.ft. (270.5 sq.m.) 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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## The Property:

Located in a prominent position within the exclusive private marine estate. This exceptional home dates back to the 1920's and has benefitted from a robust schedule of remodeling and updating, whilst retaining a wealth of its original character.

This handsome waterfront home boasts versatile accommodation arranged over two floors, a separate annex and breathtaking views of the English Channel. The accommodation in the main house comprises four large double bedrooms, two spacious open plan reception areas, a stunning kitchen/breakfast room and a separate utility room. Of note are the two south facing viewing rooms which benefit from large sliding glass windows with beautiful coastal views, accessed from both the master and guest bedrooms. The adjoining annex boasts a modern open plan kitchen living space, double bedroom and Jack and Jill shower room.

To the front of the property is a walled carriage driveway leading to the integral garage. The rear garden is an exceptional space with well-kept lawns, borders and mature trees along with gates leading directly to the beach.

### Property Information

**Services:** Mains gas, electricity, water and drainage. Please note that none of the services or appliances have been tested by Pegasus Properties. Broadband available.

**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band G



## The Location:

Located on the Beach Estate, a sought after Private Marine Estate, this property enjoys a waterfront position, just over half a mile to Felpham Village, which offers a good range of amenities. The mainline railway connections are found in Bognor Regis and Barnham, with Barnham having the fastest access to London Victoria or London Bridge in 1 hour 25 minutes, and is also a mainline to Portsmouth and Southampton. The village itself lies between Chichester and Brighton. 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. This makes Felpham Village an ideal location.









# 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 your 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 once 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 UK's 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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