



Seascape  
Sea Way  
Middleton-on-Sea  
PO22 7SA



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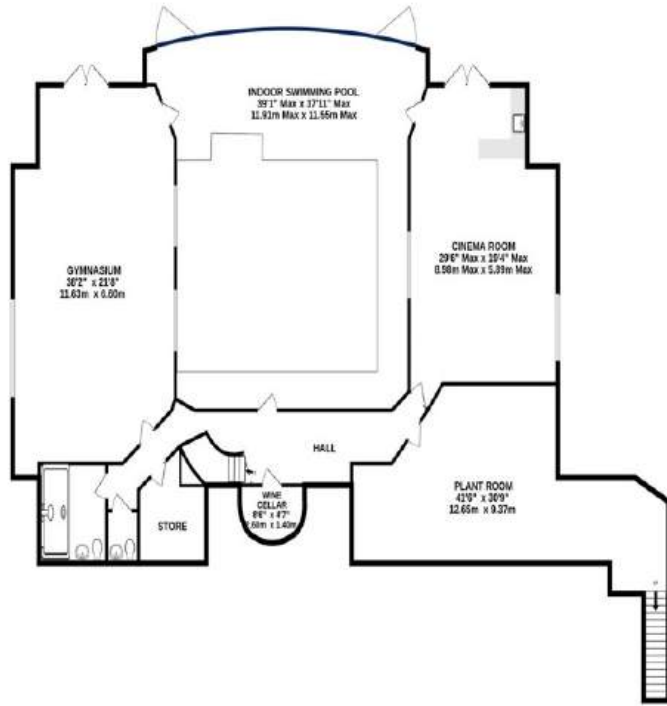


8 Bedroom Detached House  
£5,000,000 Freehold

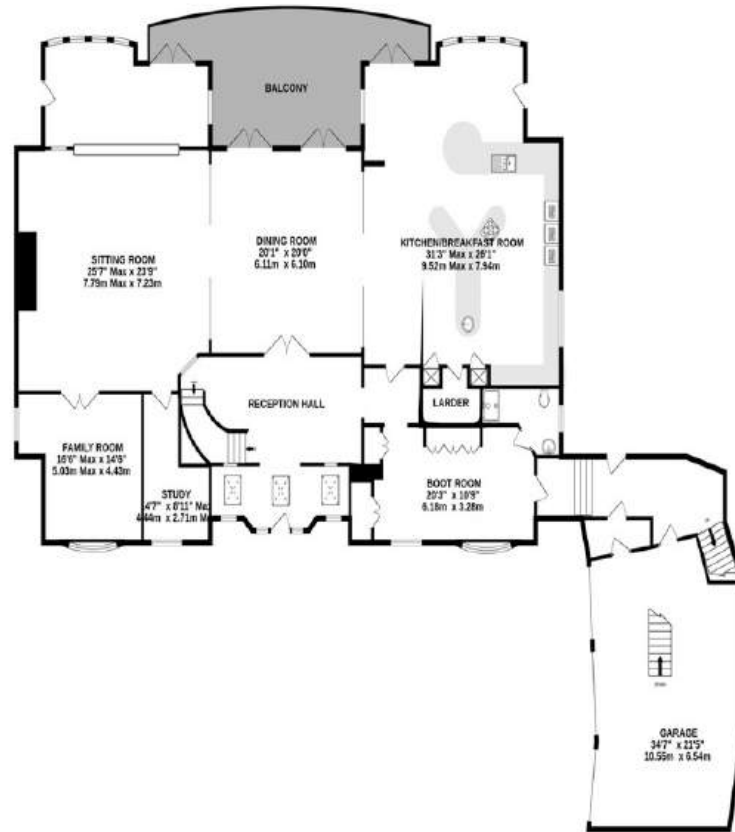
- Stunning waterfront location
- 6 bedroom detached house
- 2 bedroom attached annex
- 4 reception areas
- Situated on an intimate private coastal estate
- Landscaped rear garden
- Triple garage and ample parking
- Leisure suite with pool, gym and cinema



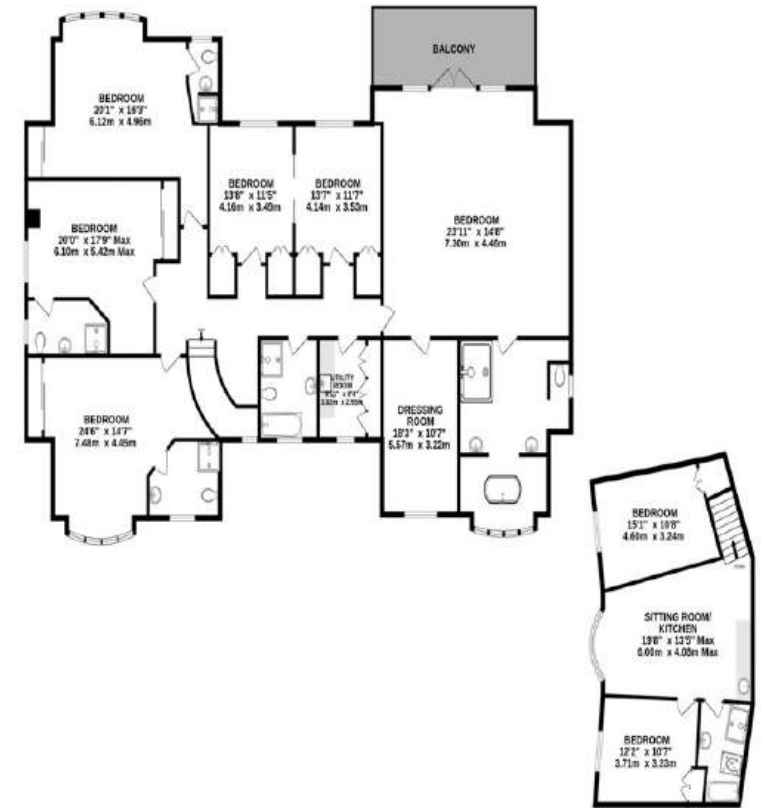
**LOWER GROUND FLOOR**  
3474 sq.ft. (322.7 sq.m.) approx.



**GROUND FLOOR**  
3758 sq.ft. (349.1 sq.m.) approx.



**1ST FLOOR**  
3461 sq.ft. (321.6 sq.m.) approx.



**TOTAL FLOOR AREA : 10693 sq.ft. (993.4 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.







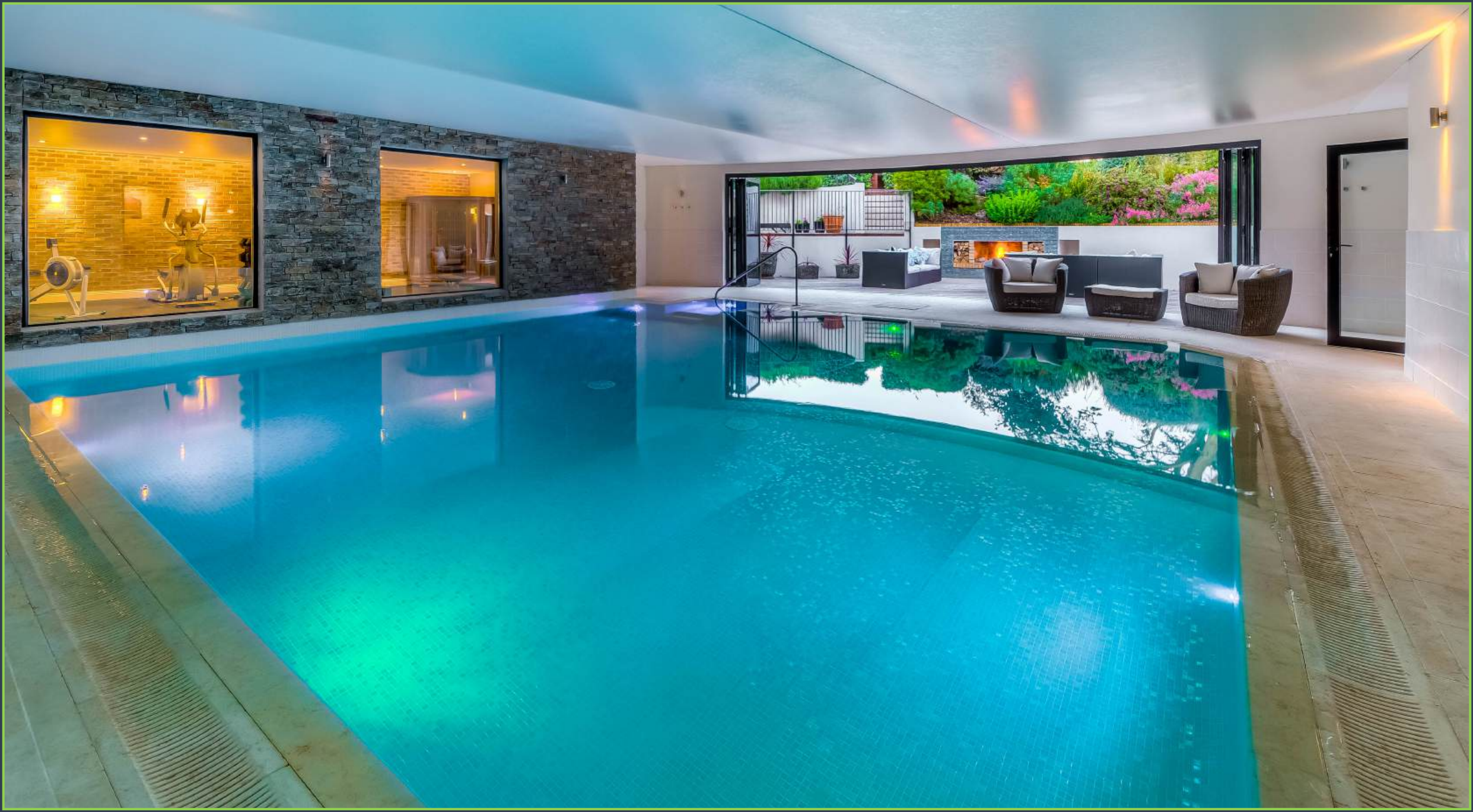
































## The Property:

Seascape is an exceptional waterfront home. This handsome home has been built to exacting standards and boasts accommodation of approximately 11,000 sq. ft, arranged over three floors, including a stunning leisure complex with pool, gym and cinema.

There are six bedrooms and four reception areas located in the main house, with a further two bedrooms and an open plan living/kitchen space within the separate annex.

This beautiful home boasts stunning coastal views from all the principal rooms along with picturesque, landscaped grounds, and an attached triple garage.

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## The Location:

Within striking distance of the Middleton village centre, which offers a wide range of amenities, including various shops, butchers, fish and chip shop and public houses. There are further recreational facilities including a sports centre with swimming pool and sailing in nearby Felpham village.

There is a regular bus service linking Middleton-on-Sea to neighbouring Felpham & Bognor Regis, Barnham, Arundel and Chichester all provide main-line stations to London Victoria. Numerous sporting and recreational activities in the area include horse racing at Goodwood and Fontwell, Polo at Cowdray Park, several golf courses, a private country club at Goodwood, with modern gym and indoor swimming pool, and sailing at Littlehampton and Chichester harbours.

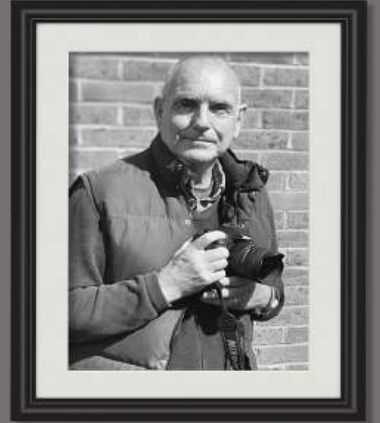
The surrounding countryside provides many opportunities for walking, riding or mountain biking, and of course bathing and windsurfing from various beaches along the South coast.

### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available

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

# 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 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 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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