



Puffins, 4 The Roystons  
The Willowhayne Private Marine Estate, East Preston, BN16 2TR



## Puffins, 4 The Roystons

A beautifully presented detached home set in an enviable position in this exclusive, private sea estate. This spacious home is brought to the market after undergoing an extensive schedule of modernisation. With versatile accommodation, including three bedrooms, two bathrooms, a large formal sitting room, well-appointed open plan kitchen/dining room, reception hall, spacious driveway leading to an attached garage and well maintained gardens.

Freehold · 3 bedrooms · 2 bathrooms · Open plan kitchen/dining room · Beautifully presented · Envable position

### Description

Set in an enviable position with secluded gardens, in the exclusive Willowhayne private sea estate, is this spacious detached home.

The property is approached from The Roystons, which is located in the heart of this beautiful marine development.

There is a large welcoming reception hall with doors giving way to all of the principal rooms.

The bright and modern kitchen/dining room is open to the reception hall and benefits from a range of built-in appliances and stone work surfaces. From the dining area sliding doors open out to a rear terrace and secluded lawns.

The spacious sitting room with its central fireplace is also accessed from the reception hall, and benefits from views over the front gardens.

There are three sizeable bedrooms, with the guest and third bedrooms being served by a fully tiled modern bathroom. The master bedroom overlooks the secluded rear gardens and boasts a private bathroom and range of built-in wardrobes.

The remainder of the accommodation consists of a cloakroom located from the hall and an integral garage, which can also be accessed from the entrance hall.





To the front of the property are attractive lawns with a drive leading to the integral garage.

The rear gardens are a feature. This secluded space benefits from a terrace located from the dining area and well kept lawns, which wrap around the south side of the property linking the front gardens.

## Location

The Willowhayne is a private sea estate on the coast at 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 pedestrianised 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 A27 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.







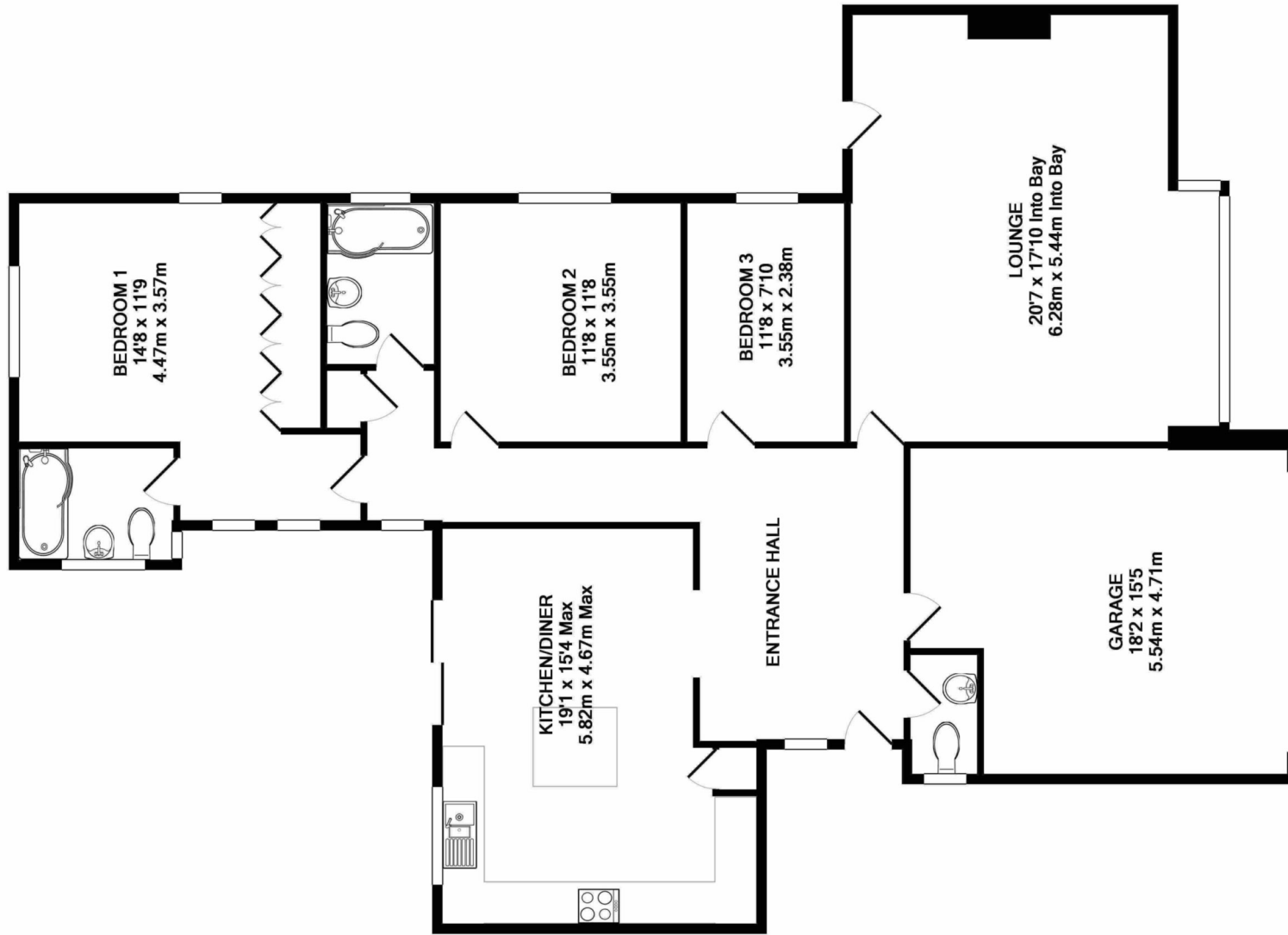












TOTAL APPROX. FLOOR AREA 1630 SQ.FT. (151.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements have been taken from the floor plan and are not drawn to scale. These plans are for identification purposes only and are not drawn to scale.

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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 F

## Reference

PEG - puf

## 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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