



Longwall House, Seafield Road  
East Preston, West Sussex, BN16 1NA



## Longwall House, Seafield Road

Longwall House is an exceptional, south facing, seafront home with spectacular views across the English Channel and access to the beach. The southern boundary extends to the high water mark. This stunning home was painstakingly designed and built to exacting standards creating versatile accommodation arranged over two floors.

Freehold · 4 bedrooms · 5 bathrooms · 3 reception rooms · South facing garden · Water front home

### Description

Longwall House has come to the market for the first time since it was originally commissioned around 20 years' ago. The architect's brief ensured that every aspect of the design and building process was undertaken with the highest level of attention to detail.

The house sits well back behind a walled driveway with parking for several cars, which in turn leads to the large attached garage with twin electrically operated doors and boarded loft storage. The driveway gives separate access to Seafield Road and to Sea Lane.

On the ground floor, you enter a stunning double height entrance hall with a galleried first floor landing, and a large picture window giving views directly out to the gardens and the English Channel beyond.

From the spacious entrance hall double doors lead into an inner hallway which boasts doors out to a private landscaped west facing terrace.

The large formal dining room adjoins the inner hall and enjoys views over the south facing gardens towards the channel.

The sitting room is a particularly attractive space, with a stunning corner window allowing for picturesque coastal views. This peaceful room also benefits from a large feature fireplace.

The large well-appointed kitchen/breakfast room looks over the front aspect with the breakfast area enjoying views of the west facing courtyard. The utility/boot room is located from the kitchen and enjoys access out to the west side of the gardens.





Occupying the south east corner of the ground floor is a large bedroom suite. This suite comprises of a good-sized bedroom, dressing area and en-suite bathroom.

The study/family room which is accessed from the entrance hall is dual aspect and has a range of fitted furniture incorporating a pull down bed providing further ground floor sleeping accommodation.

The remainder of the ground floor comprises of a shower/cloak room and a plethora of storage cupboards.

There are three further large bedroom suites located on the first floor. Two of these benefit from elevated coastal views. All three have an en-suite or adjacent bathroom, with bedroom three currently used as a study. The adjacent bathroom has the potential to be converted to a full en-suite arrangement.

Above the bedrooms there is a large boarded loft space.

The south facing rear garden and terrace offer sensational views over the English Channel, with access out to the greensward and beach. Within the gardens there are a range of mature trees and herbaceous borders together with a summer house/store.

The remainder of the gardens comprise of well-kept lawns.

## Location

The Private Marine Estate is one of the most favoured residential areas on the West Sussex coast. 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. 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 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 some 40 miles away.







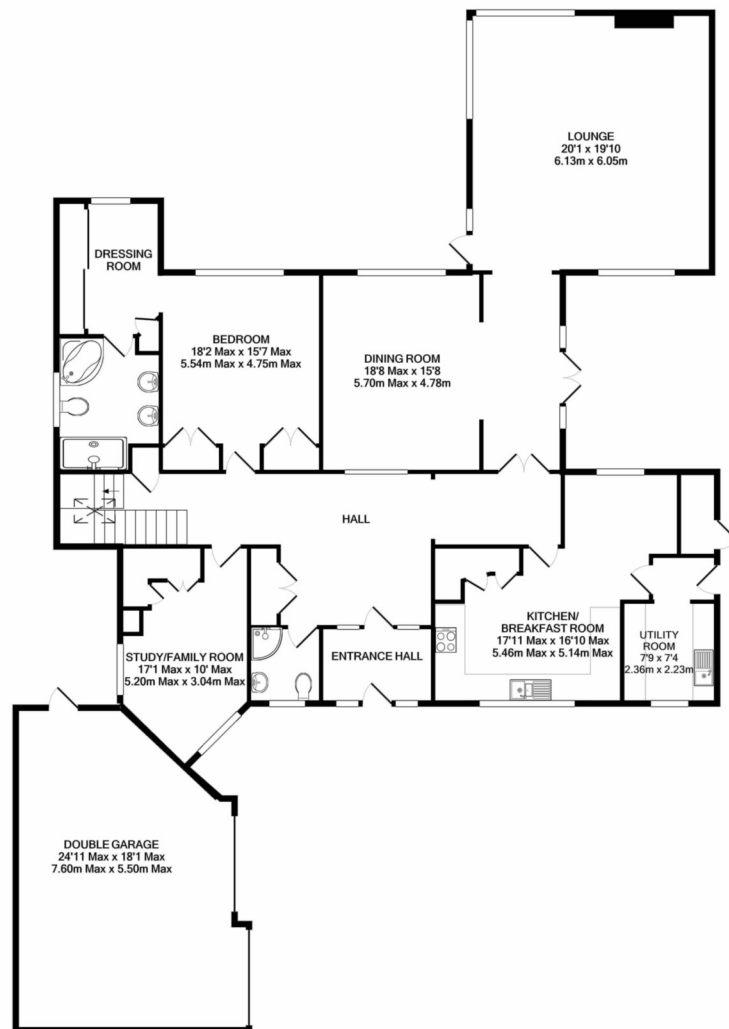




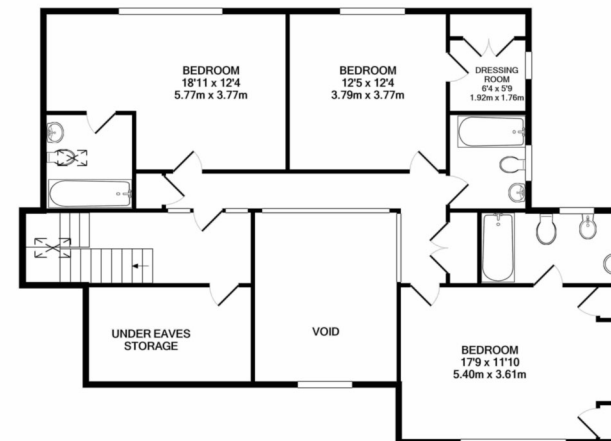








GROUND FLOOR  
APPROX. FLOOR  
AREA 2297 SQ.FT.  
(213.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1250 SQ.FT.  
(116.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3547 SQ.FT. (329.5 SQ.M.)  
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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 - long

## Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.





**Pegasus Properties**

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