



Rowans, 41 Sea Drive
Felpham, West Sussex, PO22 7NB



PEGASUS
PROPERTIES

Rowans, 41 Sea Drive

This stunning home has undergone a robust schedule of remodeling and updating by the current vendors and offers modern versatile accommodation arranged over three floors, with all of the principal reception rooms and bedrooms enjoying breathtaking views of the English Channel. The accommodation comprises of five double bedrooms, four bathrooms, four reception rooms, a stunning open plan kitchen/dining room and cloakroom. Of note is the south facing balconies located from the first-floor reception space and the master bedroom. The rear garden is an exceptional space with well-kept lawns, borders and raised decked areas.

- Private Marine Estate
- Waterfront position
- Direct beach access
- Stunning coastal views
- 5 double bedrooms
- 4 reception rooms
- Kitchen/dining room
- Integral garage



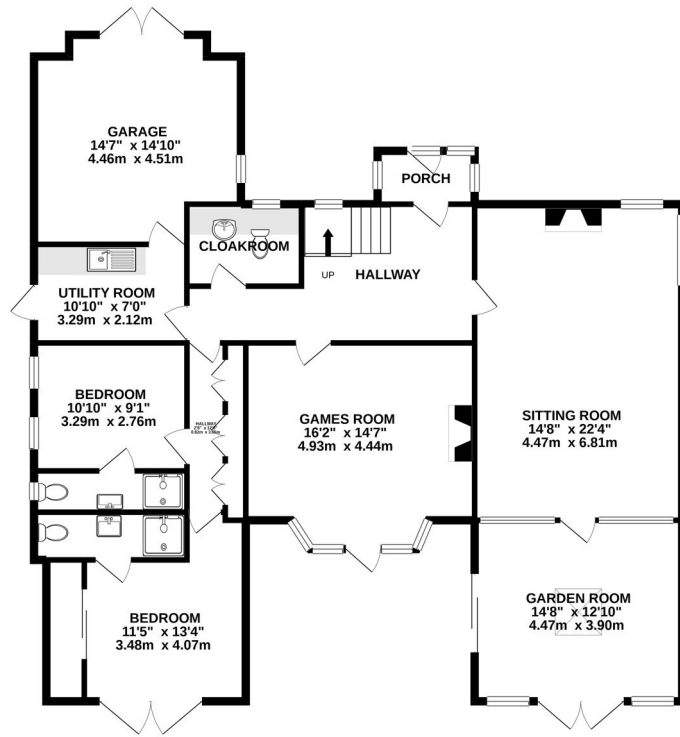




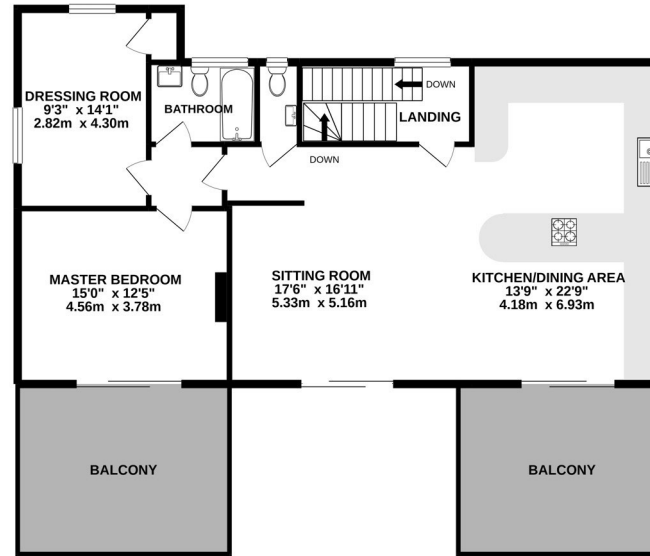




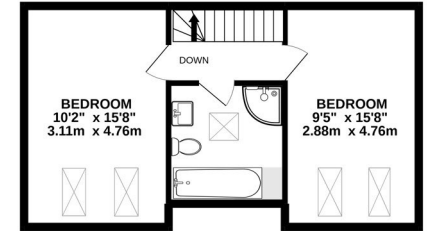
GROUND FLOOR
1592 sq.ft. (147.9 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 3093 sq.ft. (287.4 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.

Made with Metropix ©2020

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 G

Viewings by appointment only

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



Pegasus Properties

39 Barnham Road, Barnham, West Sussex PO22 0ER

01243 940940 barnham@pegasusproperties.co.uk pegasusproperties.co.uk

