



Russet House

Gorse Avenue, Kingston Gorse, East Preston, West Sussex, BN16 1SG



## Russet House

Occupying one of the finest positions within this exclusive marine estate, is this magnificent coastal home. Russet House offers almost 5,000 sq.ft of luxurious accommodation including 4 ground floor reception rooms, 6 bedrooms, including a separate 1 bedroom annexe, stunning sea views and landscaped grounds approaching 0.5 of an acre.

Freehold · 6 bedrooms · 4 bathrooms · 4 reception rooms · Double garage · Landscaped Grounds

### Description

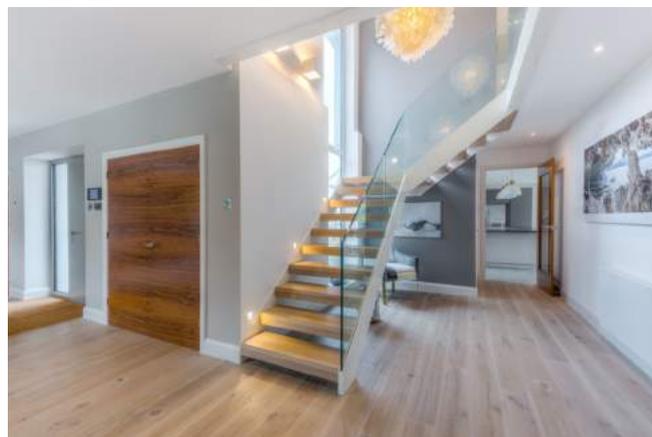
Russet House occupies an enviable position, fronting Gorse Avenue, the prominent road within this beautiful unrivalled idyllic marine estate. The approach is via electronic gates opening into a breath taking landscaped front garden and an extensive parking area, which in turn leads to a double garage. The property boasts a large impressive hall with shaker panelling and double glass doors opening onto the westerly lawns and terrace, making it a fabulous entertainment space. Access to the inner hall, annex suite, ground floor shower room and garage is also provided. A separate cloakroom and doors to the primary living spaces are also located in this area. All principal rooms have sliding doors providing access to the beautifully landscaped gardens with an abundance of palms, grasses, lavender, and bay trees, with the sea breezes reiterating that you are at the beach in this stunning residence. The formal sitting room holds a state of the art fireplace and views over the south facing lawns sits on the westerly side of the property, with double doors leading to the dining room. The dining room looks on to the southerly gardens with an additional set of double doors linking into the superb open plan kitchen/breakfast/ living room. This incredible space enjoys aspects on three sides with a well appointed kitchen with central island, dining space and living area, with doors to the southerly gardens. Adjoining the kitchen is the utility room which benefits from a separate access from the front gardens. The first floor is approached by an individually designed staircase especially for Russet House having solid oak treads with glass paneling allowing lots of radiant light



throughout the stairs and reception hall. On the first floor a spacious galleried landing leads to 5 bedrooms, two with ensuite and a further family bathroom. Of particular note is the master bedroom suite with its separate dressing area and luxurious bathroom. This spectacular room also enjoys beautiful views towards the sea and greensward from its private south facing balcony. Along with the Hamptons beach interior designed scheme, Russet House comprises state of the art technology including a Smart Home System from within the home or away via any iOS or Android device, it provides full control of the Rako lighting, heating, Sonos audio system, multimedia TV, gate entry and CCTV, the system can be further enhanced and expanded to suit the owners' requirements. Russet House sits almost centrally in its beautifully landscaped grounds, the approach to the main entrance is through a well planted garden with low and high level borders. The gardens offer a high degree of privacy made possible by the mature, tree lined boundaries, shielding the manicured lawns and large patio area spanning the full width of the south facing section of this wonderful home. (Please note: Planning permission has been granted for: (i) the conversion of the attic room into two ensuite bedrooms; and (ii) an outdoor swimming pool, should this be desired.)

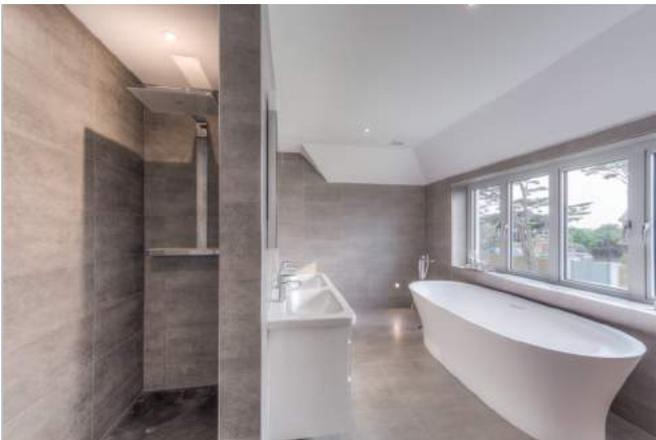
### Location

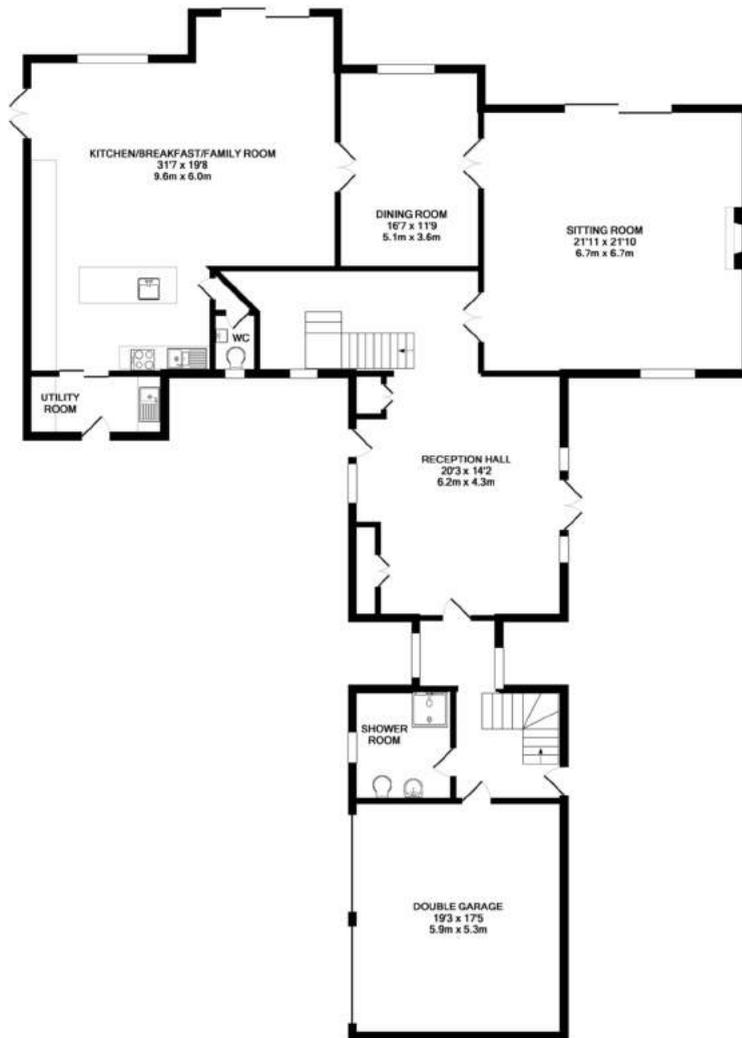
Russet House is situated on the Kingston Gorse Private Marine Estate; a coastal Hamlet in the Arun district of West Sussex. Kingston Gorse is considered one of the most favoured residential areas on the West Sussex coast. The pretty seaside village of East Preston in West Sussex is brimming with charm and character and lies between Chichester and Brighton. The area, which has become a popular location for second homeowners commuting from London, is well served for shopping, including Waitrose, and benefits from a network of fantastic local schools and a wide range of sporting and recreational facilities. On the doorstep the well-regarded Ham Manor Golf Club is a wonderful parkland course, and further afield the waters of Chichester Harbour have many sailing clubs and provide one of the most popular yachting venues within convenient reach of London.







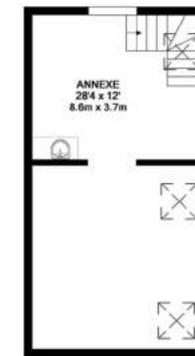




GROUND FLOOR  
APPROX. FLOOR  
AREA 2441 SQ.FT.  
(226.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 2031 SQ.FT.  
(188.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 4471 SQ.FT. (415.4 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, 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 02017

## Services

Water, 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, Council tax band G. Russet House video - <https://www.youtube.com/watch?v=LxjUT1r-Ews&feature=youtu.be>

## Reference

## 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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