

# THE BREAKERS



WILLOWHAYNE ESTATE • WEST SUSSEX





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East Preston village 0.7 miles • Chichester 17 miles • Brighton 21 miles • London 62 miles

*Occupying one of the principal positions within this exclusive marine estate, once referred to as the Sussex Riviera, is this magnificent waterfront home.*

*Built in 1936 this late Arts and Crafts designed home enjoys a wealth of period features throughout along with a plethora of Art Deco inspired features with all principal rooms affording an outlook over the glorious gardens.*

*This unique home has been the subject of a 9-year refurbishment by the current owners with over 6000 sq.ft of accommodation*

Entrance Porch • Hallway • Drawing Room • Dining Room • Library • Kitchen • Breakfast Room  
Utility Room • Office • Cloakroom

5 Bedrooms • Master Suite with Dressing Room • 3 Further Bathrooms • Television Room

Exercise Room • Snooker Room • Pool Room

Double Garage • Garden Store • Gardeners WC.

Gardens extending to approximately 0.75 acre



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Your attention is drawn to the Important Notice.

## The Property

The Breakers was one of the first homes to be built in this prestigious marine estate and sits centrally in its southerly grounds, enjoying accommodation of over 6000 sq.ft.

The house is approached from Tamarisk Way, the premier road within this exclusive estate. An electric gated carriage entrance flanked by stone pillars and handsome wrought iron fencing, gives way to a large driveway and landscaped front lawns.

A solid oak door leads into an entrance hall and in turn through to the main reception hall, with its stunning Arts and Crafts style staircase rising to the first floor landing.

All of the principal reception rooms enjoy views over the south facing gardens. These include the impressive dual aspect drawing room with fireplace, the library with double doors to the reception hall and French doors leading onto a loggia covered by a thatched awning, the formal dining room with feature fireplace and a beautiful moulded arch resting over the bay window and window seat, and the double aspect breakfast room which opens onto a loggia and kitchen garden.

The kitchen by Smallbone of Devizes is a particular feature, beautifully appointed with fittings comprising of an Aga with additional gas module and a range of Miele appliances. From the kitchen, an oak surround arch looks through to the dining room and onto the garden.

Adjoining the kitchen is a lobby with doors to the secondary kitchen with hand made units and Miele and Bosch appliances.

The remainder of the ground floor consists of a study with tiled underfloor heating and a handsome cloakroom with tongue and groove panelling and solid oak furniture.

From the impressive first floor galleried landing there are four bedrooms and three bathrooms within the south section of the house, with all enjoying spectacular southerly sea views. The master bedroom suite benefits from a large dressing room and separate en-suite bathroom with Lefroy Brooks fittings.

The remaining two bedrooms and further bathroom, originally designed as staff quarters, reside in the northeast section of this floor with one of the bedrooms also benefiting from sea views.

The office, library room and games room are located on the second floor, all enjoying elevated panoramic views over the coast.











## The Location

The Breakers is situated on the Willowhayne Private Marine Estate; a coastal hamlet in the Arun district of West Sussex. The Willowhayne 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.

The village lies between Chichester and Brighton. The surrounding area, which has become a popular location for second homeowners commuting from London, is well served for shopping, including Waitrose, provides 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. In recent years, Goodwood, just 20 minutes' drive away and famous for horse racing has become increasingly well known for its annual Festival of Speed and The Revival meeting held at the historic motor circuit. The nearby South Downs provides many footpaths, bridlepaths and opportunities for mountain biking.

East Preston is 62 miles from London, with a main line train station from Angmering to London Victoria (journey time from 88 minutes). The A27 provides good vehicle access to various conurbations across the south coast including Brighton, Worthing, Portsmouth and beyond to the West Country. The A27 divides this region of West Sussex and offers a link to the A3 to London and the West Country. Gatwick airport is 40 miles via the A24 or direct by train, journey time from 55 minutes.

## Outside

The beautifully maintained rear garden was designed in 1936 on the plan of the winning garden of the Chelsea Flower Show in that year. This stunning space comprises of rockery beds surrounding a three-tier pond with bridge, outer borders of established hydrangeas, roses, tree peonies and mature trees. More recently the garden has been updated with extensive Mediterranean style planting suitable to the marine climate allowing it to remain lush and colourful throughout the seasons.

The pool was built in 2010 and is heated via an independent gas-fired boiler and electric solar cover. Security and exterior lighting on remote pads.

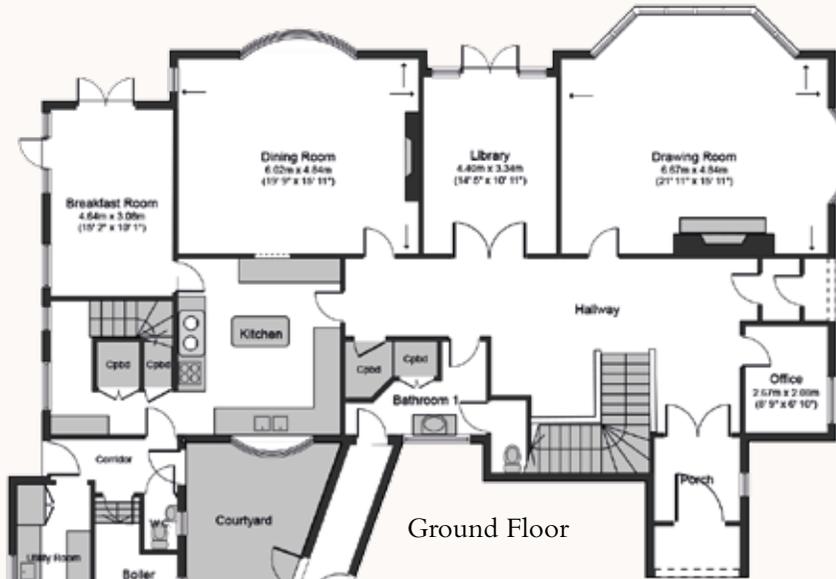
To the southeast section there is an attractive kitchen garden with beds and a greenhouse by Hartley Botanical.

Overlooking this is a separate building offering good storage, however with the relevant planning could be converted to provide additional living/office accommodation.

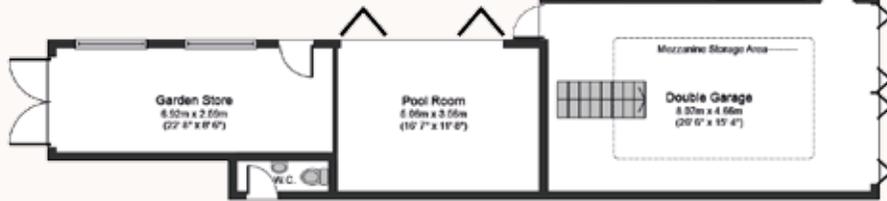




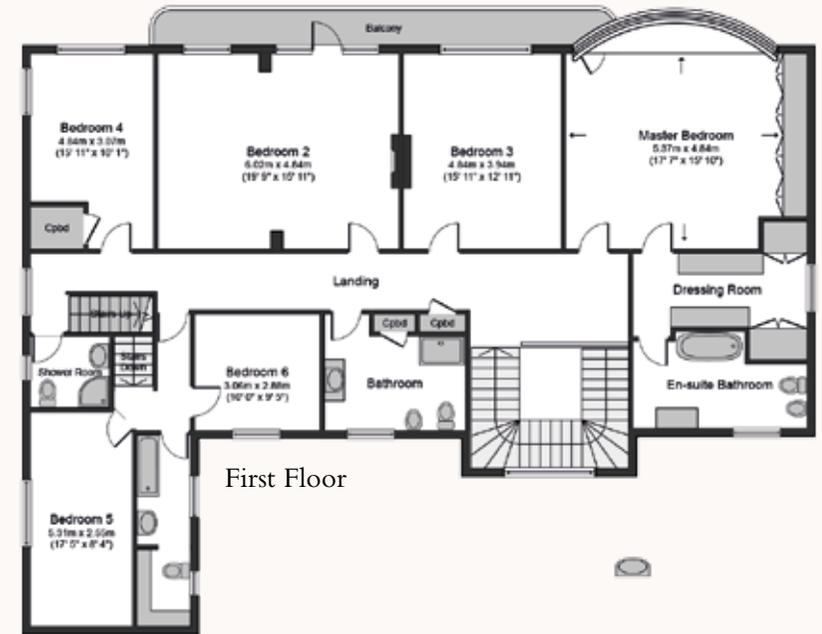
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 to 100)		
B	(81 to 91)		
C	(69 to 80)		
D	(55 to 68)		
E	(39 to 54)		
F	(21 to 38)		
G	(1 to 20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Rooms in Roof



First Floor

## THE BREAKERS

Approx. gross internal floor area 6,006 sqft / 558 sqm

Ground Floor 2,971 sqft / 276 sqm

First Floor 2,185 sqft / 203 sqm

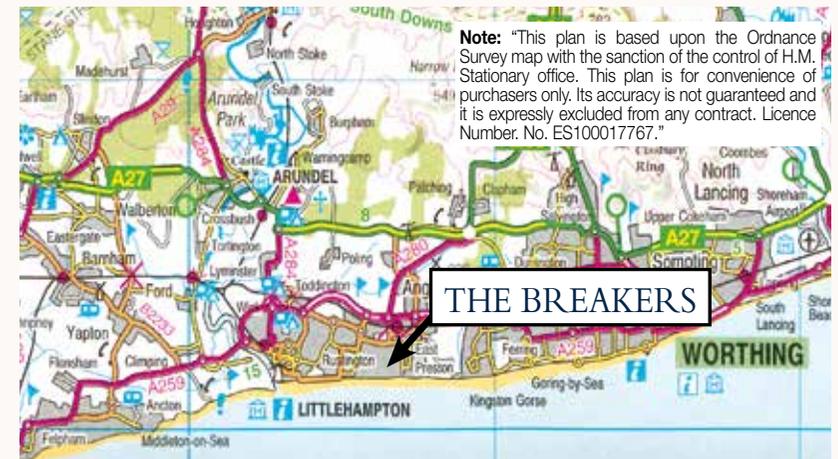
Rooms in Roof 850 sqft / 79 sqm

For identification only - Not to scale



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### Property Information

Postcode: BN16 2TE

Services: Mains gas, electricity, water and drainage.

Local Authority: Arun District Council, Maltravers Road, Littlehampton.

Tel: 01903 737500

Council Tax: Council tax band H



