

RUSSET HOUSE

KINGSTON GORSE • WEST SUSSEX







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Angmering 1.8 miles (London Victoria 1 hour 36 minutes) • Arundel 8 miles
Chichester 19.6 miles • Brighton 18.2 miles • Gatwick Airport 36 miles • Central London 65 miles
(Distances and times are approximate)

*Arguably one of the finest coastal properties to become available in West Sussex
and located in the highly sought after Kingston Gorse private estate*

Accommodation and Amenities:

Cocktail reception space • Sitting room with feature fireplace • Dining room
Kitchen/breakfast room • Utility room
WC • Separate downstairs shower room with WC

Feature master bedroom with dressing area, luxury ensuite and balcony
4 further bedrooms (one ensuite)
Luxury family bathroom

Annexe with downstairs shower room

Double garage

In all approximately 0.5 acres

Russet House video - <https://www.youtube.com/watch?v=LxjUT1r-Ews&feature=youtu.be>

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Situation

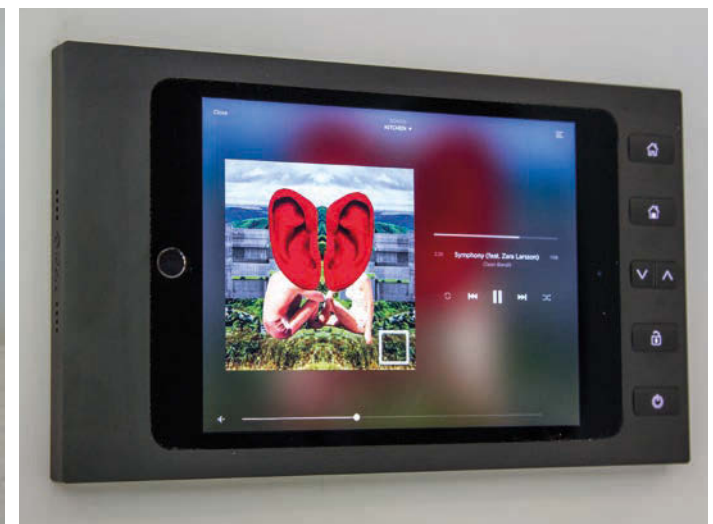
Positioned in the heart of this premier private residential estate on the South Coast, Kingston Gorse is superbly located and provides the ideal setting for a coastal family home or holiday retreat. Conveniently located between Brighton and Chichester, the location offers excellent transport links to east and west England, London and Gatwick airport by road and rail.

Kingston Gorse offers unrivalled peace and tranquillity having idyllic surroundings with the sea itself just metres from the house and the stunning South Downs a short distance away.

- East Preston Village under 1 mile
- Rustington Village centre under 2.5 miles
- Angmering railway station under 1 mile
- Arundel Historic Town under 8 miles

- Worthing Town Centre 7 miles
- Chichester City Centre under 17 miles or 30 minutes drive
- Gatwick Airport under 40 miles or 60 minutes by car or 1 hour on average by train
- Angmering railway station to London Victoria average 1 hour 35 minutes or average train time to London Bridge 1 hour 46 minutes
- Ham Manor Golf Club under 2.5 miles, Littlehampton Marina 6 miles
- Chichester Marina under 22 miles
- Goodwood and Chichester theatre are within 30 minutes by car

Approximate distances and times according to AA route planner.



Russet House

Designed with the beach theme in mind and based on an American Hamptons style house, Russet House lies centrally within its plot and careful consideration has been given to ensure it meets the demands of a beach home both in terms of its layout, functionality and appearance internally and externally, which is fresh and contemporary.

Offering 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.

The property is approached via an electronic gate into a private, beautifully landscaped, courtyard style parking area leading to a double garage with power and light. The property boasts a large entrance hall with Shaker-style panelling which provides access to the garage, annexe and the principal reception rooms in the main house.





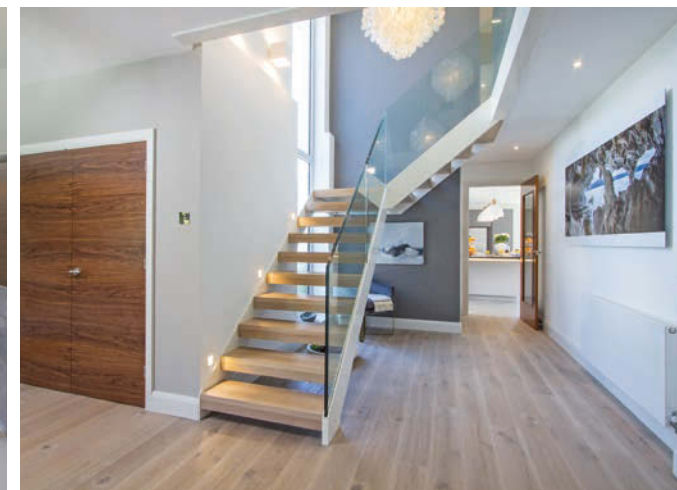
All principal rooms have sliding doors providing access to the beautifully landscaped gardens with an abundance of palms, grasses, lavender, and bay trees, with the sea breezes making you feel you are at the beach in this stunning residence.

Kitchen: This superb kitchen/ breakfast come family room is the hub of the house offering all “mod cons” including - Miele appliances, Quooke Fusion hot water integrated tap, Siemens fridge freezer, washing and tumble dryer.



The first floor is approached by an individually designed staircase especially for Russet House having solid oak treads with glass panelling allowing lots of radiant light throughout the stairs and reception hall. There are 5 bedrooms in the main house, two with ensuite and a further family bathroom. The master benefits from a south facing balcony with beautiful views towards the sea and greensward.

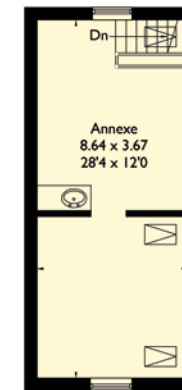
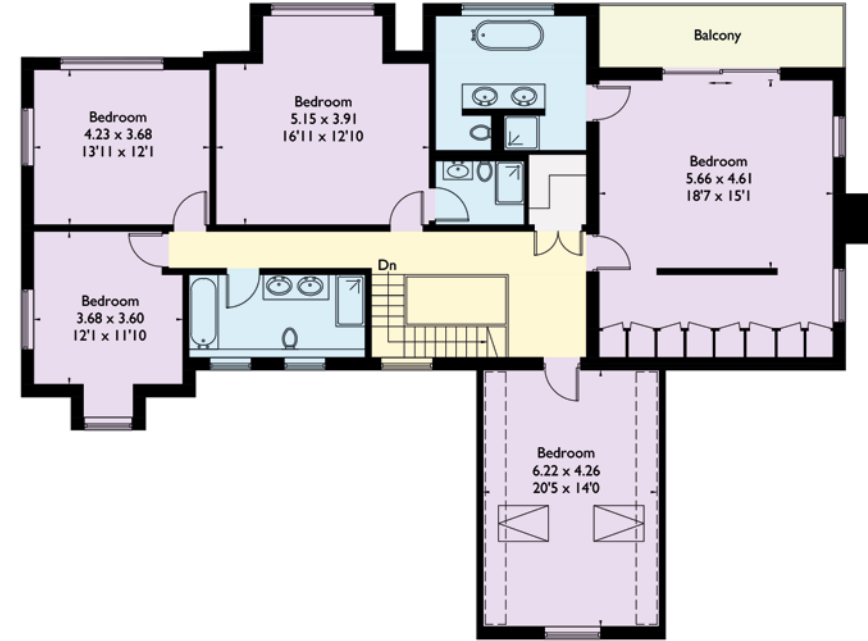
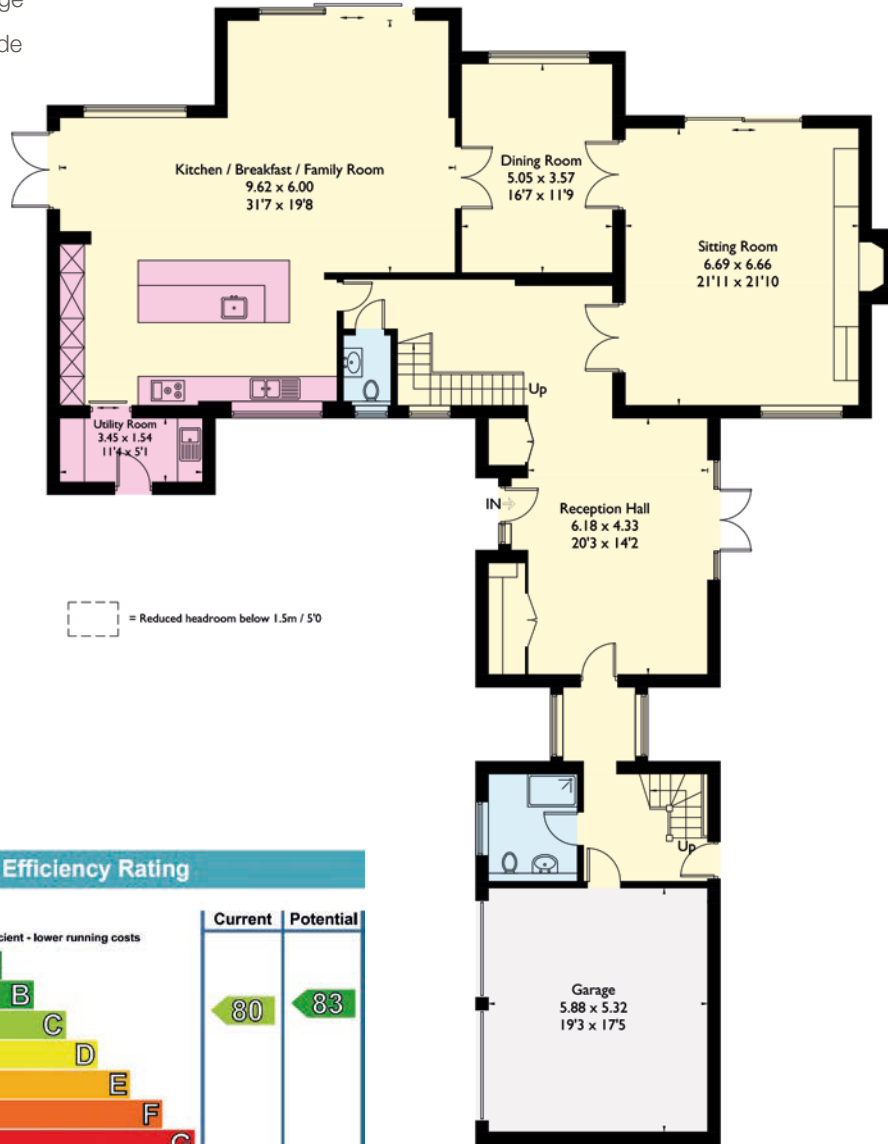
There is an array of built in wardrobes with lighting and the ensuite is a “must see!”



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

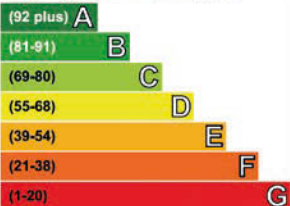
Approximate Gross Internal Floor Area

446 sq m / 4800 sq ft
(Including Annexe)



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
80	83

Ground Floor

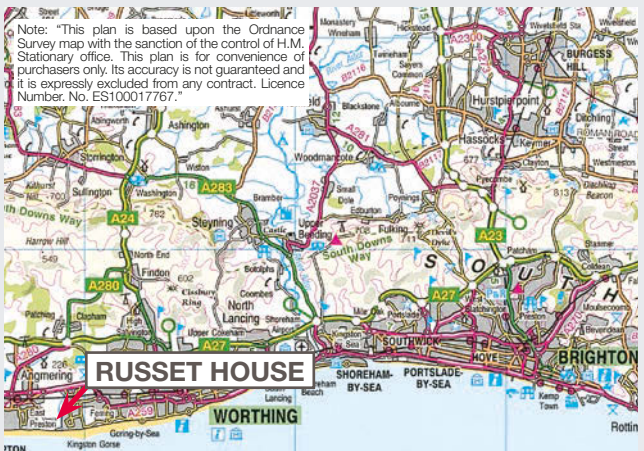
First Floor



Gardens and Grounds

The kitchen / family room leads to a private patio garden ideal for all those family get togethers with a BBQ, while having access to the large lawn for some fun family croquet, and a private gate that provides direct access onto Gorse Avenue, the greensward and the glorious English beach.

NOTE: A separate planning application for an outdoor swimming pool has been granted on the North / West elevation.



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Services

Gas central heating, mains drainage, mains water and electricity. KG Services Charge - Around £800 per annum.

Local Authority

Arun District Council

Council Tax: Band G around £2800

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

Planning Permission

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.

Directions (BN16 1SG)

From London, head South on the A24 towards the Findon roundabout. Turn right onto the A280 (Long Furlong) towards Worthing. After 3 miles, cross over the roundabout and over the A27. At the next roundabout take the 2nd exit towards Angmering (A280). After approximately 2 miles, cross the roundabout at the A259 taking the 3rd exit and then continue 200 yards passing Haskins Garden Centre and continue for approximately 400 yards until the level crossing. Immediately after the level crossing bear left onto North Lane. After approximately 300 meters (and before a 90° right-hand bend) turn left into Kingston Lane and follow the lane passing linseed fields and farm land until you reach the private gate for Kingston Gorse Estate in Sea Lane. Take the second turning on the left into Gorse Avenue and proceed until you reach Russet House, which can be found half way along on the corner of Gorse Avenue and Downsview Road.

Viewings

Strictly by appointment with the selling agent.

