



BRENNAN & CHATTERTON  
ESTATES





*“Designed by award-winning architect Neil Holland with exquisite architectural detailing throughout, this distinguished property is located on the sea front of one of Sussex’s most desirable roads.”*





# Seafield

Seafield Road  
East Preston  
West Sussex  
BN16 1NA

One of Sussex's most exquisite beach front mansions.

The architectural prowess of Seafield is irrefutable, having been designed by award-winning architect Neil Holland. Constructed to exacting standards throughout, this luxury residence of over 7,000 square feet embraces outstanding sea views and boasts a feature kitchen / dining / living room, three reception rooms, five bedrooms, four bathrooms, a large gymnasium and triple garaging.

Presenting an unrivalled opportunity for aspirational beachside living, the landscaped grounds benefit from a private beach terrace which leads directly to the sea, manicured lawns, a heated swimming pool, a detached pool house and a covered entertainment area which is ideal for alfresco living.

















This kitchen is for laughing & dancing





















# The Property

The imposing vaulted entrance hall sets the tone for this magnificent residence and leads to all principal rooms, including to the elegant drawing room and formal dining room, which both enjoy a central fire-place and double doors to the south-facing garden. The resplendent open plan kitchen / dining / living room provides the most desirable and flexible of spaces, with a triple aspect and doors to the garden. The indulgent kitchen enjoys an array of superlative appliances, a statement island and access to a comprehensive utility room. There is also a generously proportioned study, a chic cloakroom and an Integral triple garage on the ground floor.

The first-floor accommodation is accessed from a grand spiral staircase which leads to a spacious gal-leried landing providing access to five bedrooms, four bathrooms and a large gymnasium. The ac-commodation has been innovatively designed so that four of the bedrooms embrace outstanding sea views. The principal suite and guest suite both benefit from a dressing room and / or bespoke built-in ward-robies, an opulent en-suite bathroom and a private balcony overlooking the grounds and beach. The triple aspect gymnasium is exceptionally well proportioned and, with its own private staircase, could have multi-ple potential uses, including as a self-contained annex / suite.

The landscaped grounds benefit from a wealth of mature planting which provides complete seclusion and are ideal for alfresco living and entertaining. There is direct access to the beach from where a host of wa-ter sports can be enjoyed. The south-facing garden also offers a heated swimming pool, a covered enter-tainment area and a detached pool house. There is a large sweeping carriage drive at the front of the prop-erty, which is accessed from two sets of electric gates and leads to the triple garage.







## LOCATION

Located on Seafield Road, the property is only a short walk from the villages of East Preston and Rustington, which offer an array of shops, eateries and wine bars. Angmering mainline railway station is within walking distance and offers regular services to London Victoria in 90 minutes. The internationally renowned Goodwood Estate, the picturesque market town of Arundel and Brighton's fashionable Lanes are only a short drive away.

### Approximate Times

Beach - Direct Access  
London - Train from 1 hr 28 to London Victoria  
Brighton - Car from 30 minutes  
Chichester - Car from 30 minutes

### Destinations Nearby

Goodwood House  
Arundel Castle  
Petworth House  
Golf at Angmering, Worthing, Chichester, Arundel  
Chichester Harbour links to the Solent  
Littlehampton Sailing & Boating  
A wide range of fine eateries, cafés and bars locally

### Schools

Windlesham House  
Dorset House School  
Lancing College  
Our Lady of Sion School  
Sompting Abbots  
Christ's Hospital  
Brighton College  
Lancing and Hurstpierpoint Colleges

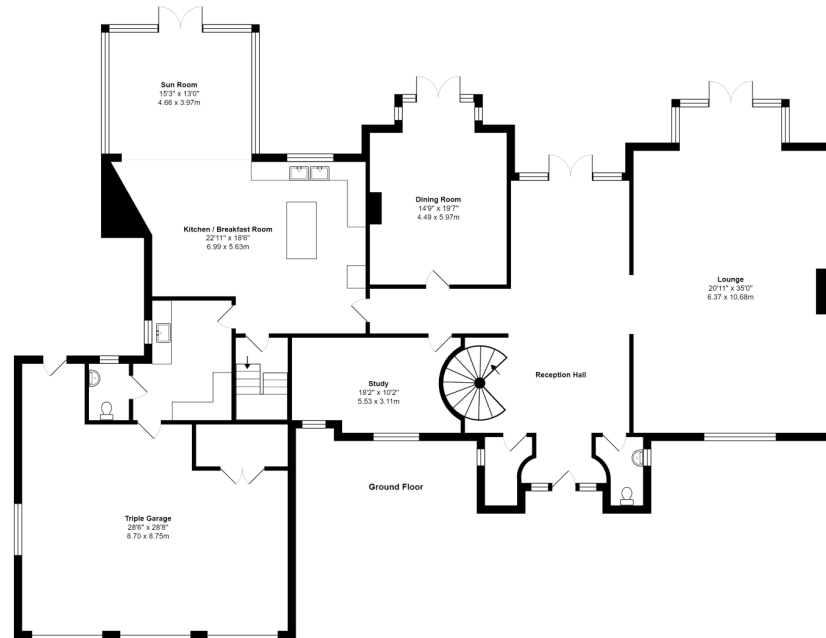
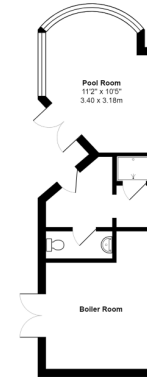
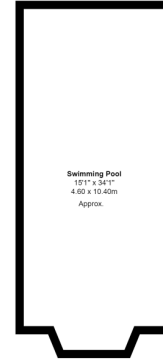
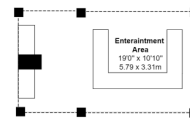
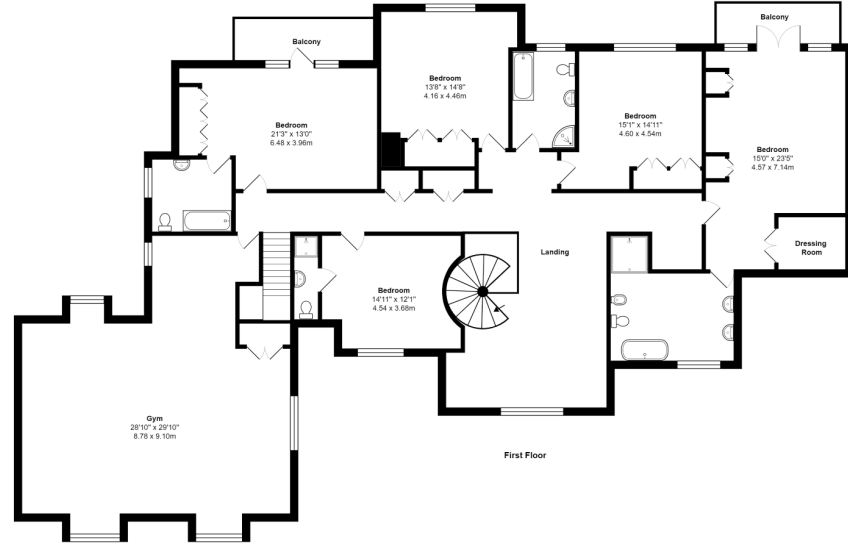
### Approximate Distances

Angmering - 2 miles  
Rustington - 3 miles  
Chichester - 16 miles  
Brighton - 21 miles  
London - 65 miles  
Gatwick - 35 miles  
Heathrow - 65 miles  
A27 - 4 miles  
A24 - 6 miles



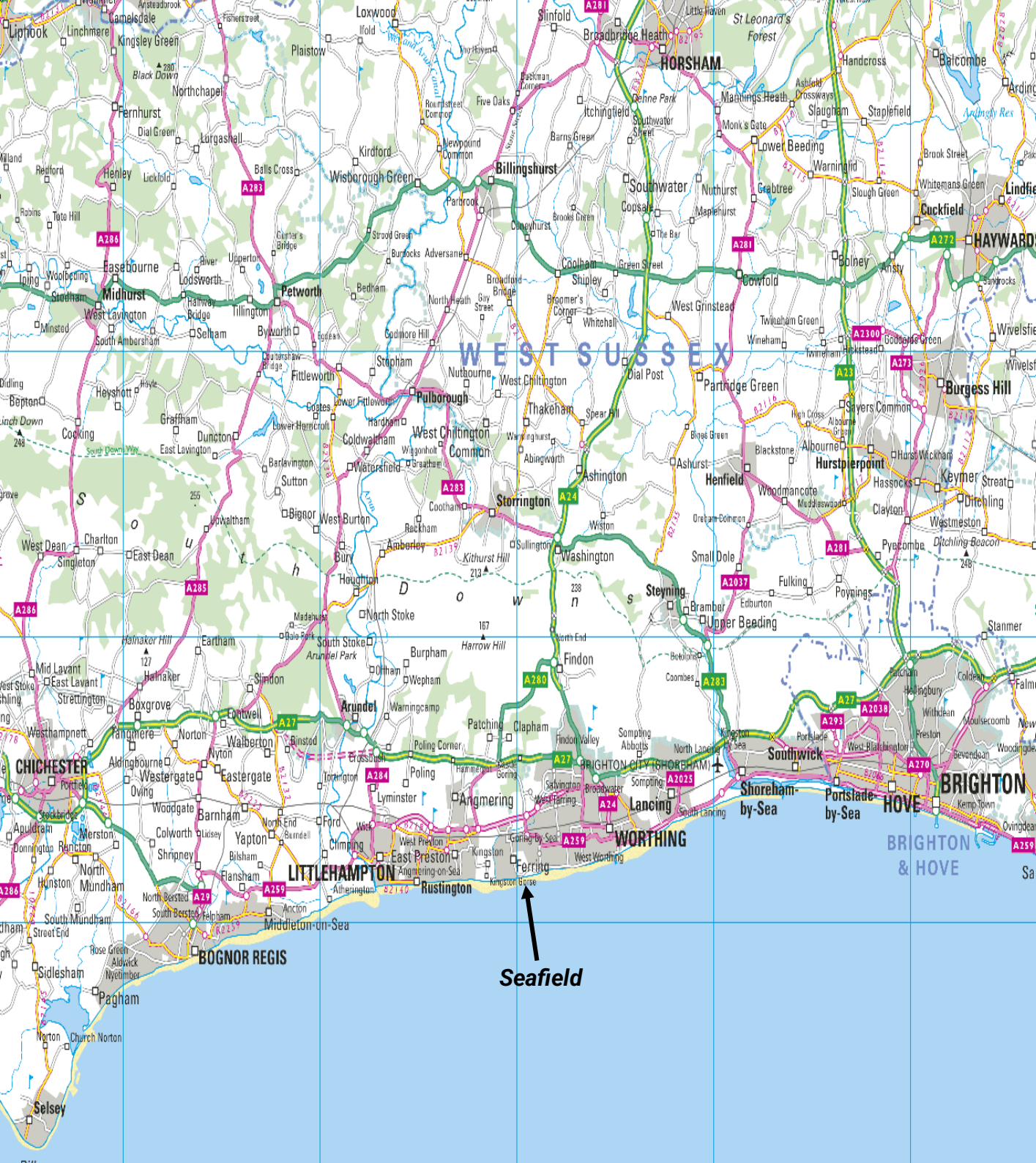






Total Area: 7363 ft<sup>2</sup> ... 684.0 m<sup>2</sup> (Includes Garage, Swimming Pool, Pool / Boiler Room & Entertainment Area. Excludes Balconies)

Where every element has been made to ensure the accuracy of the floor plan contained herein, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jan 2022



## Viewing Appointments

All viewings are strictly by appointment with  
Brennan & Chatterton Estates.  
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