



THE OAKS, LITTLEHAMPTON, WEST SUSSEX, BN16
£1,475,000 FREEHOLD



THE OAKS, WILLOWHAYNE, BN16

Beggars Oak is an impressive double-fronted detached home set on a superb plot, on the exclusive Willowhayne estate, close to Rustington and the sea. This handsome home with brick and flint elevations stands proud within a peaceful setting amongst other substantial properties on the private estate.

Presented in fantastic order this modern house has spacious accommodation over two light-filled floors. The bathrooms throughout have been replaced with modern suites in recent years with quality fittings in contemporary finishes. In addition, the current owner has had plans drawn up very recently by an Architect for a sizeable ground floor extension creating a larger family-led social kitchen and modernising much of the downstairs space. The plans are subject to approval and are available at request.

The ground floor flows from the spacious reception hall into a fabulous double-aspect lounge overlooking the gardens with doors onto the terrace and sliding doors into the gardens, ideal for summer entertaining. Additional reception rooms include a separate formal dining room plus a conservatory and a useful utility room, which are accessible from the kitchen, and there is a separate study or snug. The family kitchen breakfast room is a good size and fitted with a range of wall and base units. The ground floor cloakroom is fitted with a modern w.c and basin.

The first floor extends to five bedrooms with a substantial main suite having a dressing area and luxury en suite. The second also has an ensuite, and the other bedrooms are served by a beautiful family bathroom.

Externally the gardens envelop the property with the rear south-facing wrapping around to the west where you will find a large terrace. Predominantly laid to lawn there is ample room for all of the family to enjoy the peaceful surroundings whilst taking in the fresh sea air.

To the front is ample parking for several cars on the private driveway with access to a double garage with recently installed remote-controlled roller doors.

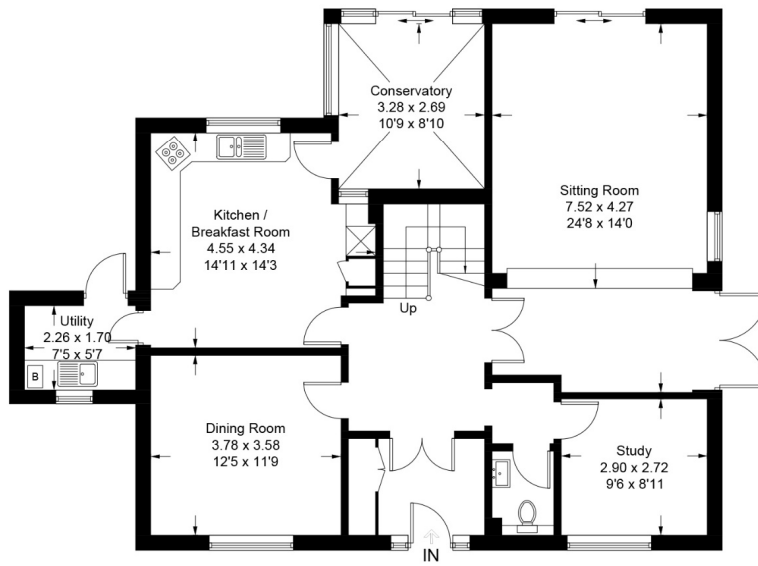
The excellent shopping facilities of Rustington are close by with the coast road giving easy access to both Brighton and Chichester. Glorious coastal walks are on the doorstep and well-regarded schools nearby make it a great place for family living. Willowhayne is a private estate with large individual homes by the sea. Wide tree lined avenues with speed restrictions make for a safe environment.



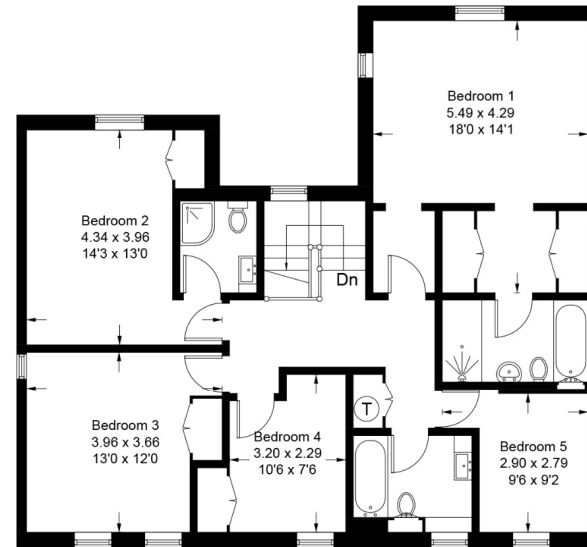


9, The Oaks, BN16 2UP

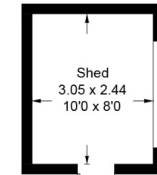
Approximate Gross Internal Area = 210.6 sq m / 2267 sq ft
 Shed / Garage = 38.5 sq m / 414 sq ft
 Total = 249.1 sq m / 2681 sq ft



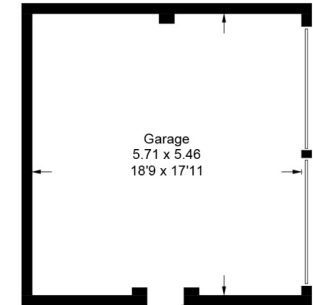
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		80
B (81-91)			
C (69-80)			
D (55-68)		67	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales EU Directive 2002/91/EC

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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