



The Cobb

107 Manor Way | Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HU

Guide Price £1,395,000

FREEHOLD

The Cobb

107 Manor Way | Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HU

DI1500-03/23



Features

- Substantial Detached Family Home
- Idyllic Private Estate Location
- Southerly Rear Garden
- Highly Versatile Accommodation
- 3,198 SqFt / 297.1 SqM

A detached 1930's family home which has been sympathetically improved throughout the current owners lengthy ownership to create a prominent and imposing property, situated in the favoured Aldwick Bay private estate, with a delightful established Southerly rear garden, extensive frontage providing on site parking for several vehicles and an integral double garage with fabulous vaulted living room over.

The Aldwick Bay private estate was created in the late 1920s to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch. The annual estate charge is £250.00 discounted to £215.00 for prompt payment.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



The front door leads into the entrance lobby where there is a large under stair storage cupboard and further door leading through to a welcoming entrance hall with feature easy rise staircase to the first floor landing. A door leads to the generous ground floor cloakroom with w.c. and wash basin. A further door leads into the good size 'L' shaped kitchen/breakfast room which is comprehensively fitted with a range of matching units and feature AGA. From the kitchen area a door leads out to the side into a useful utility porch where there is a further large walk-in storage cupboard and sliding double glazed doors leading out to the side. To the rear the delightful breakfast area enjoys a pleasant outlook into the Southerly rear garden.

Adjacent to the kitchen to the rear there is a dining room (currently used as a billiard room) with feature bay with French doors leading out to the rear garden and covered sitting area. (There is potential to create an open plan living/kitchen).

The generous rear aspect lounge (currently used as a formal dining room) has an open fireplace and French doors and windows to the rear which lead into the large pitched roof double glazed conservatory which provides access via French doors to the garden and has six skylight windows. From the lounge an archway leads to the side into a rear hallway where a feature second staircase rises to a second first floor landing with large under stair recess. A door leads through from the rear hall to a useful front aspect hobbies room with further door to the side into the integral double garage. From the hobbies room and also accessed from the entrance hall there is a generous front aspect study which in the past has provided a ground floor bedroom with the hobbies room creating a suite of bedroom and sitting room.

The original staircase rises from the hallway to a generous first floor landing with large built-in airing cupboard.





The first floor provides a generous landing with large built-in airing cupboard. The master bedroom is situated at the rear with French doors leading out to a Southerly balcony overlooking the garden, two walk-in eaves closets and a modern fitted en-suite shower room with walk-in shower enclosure with fitted shower, two wash basins and w.c. Bedroom Two is situated to the front with access into the eaves storage whilst Bedroom Three is to the rear with a large built-in wardrobe and door leading to the second landing. Bedroom Four is 'L' shaped at the front of the property adjacent to the family bathroom which comprises bath, wash basin and w.c.

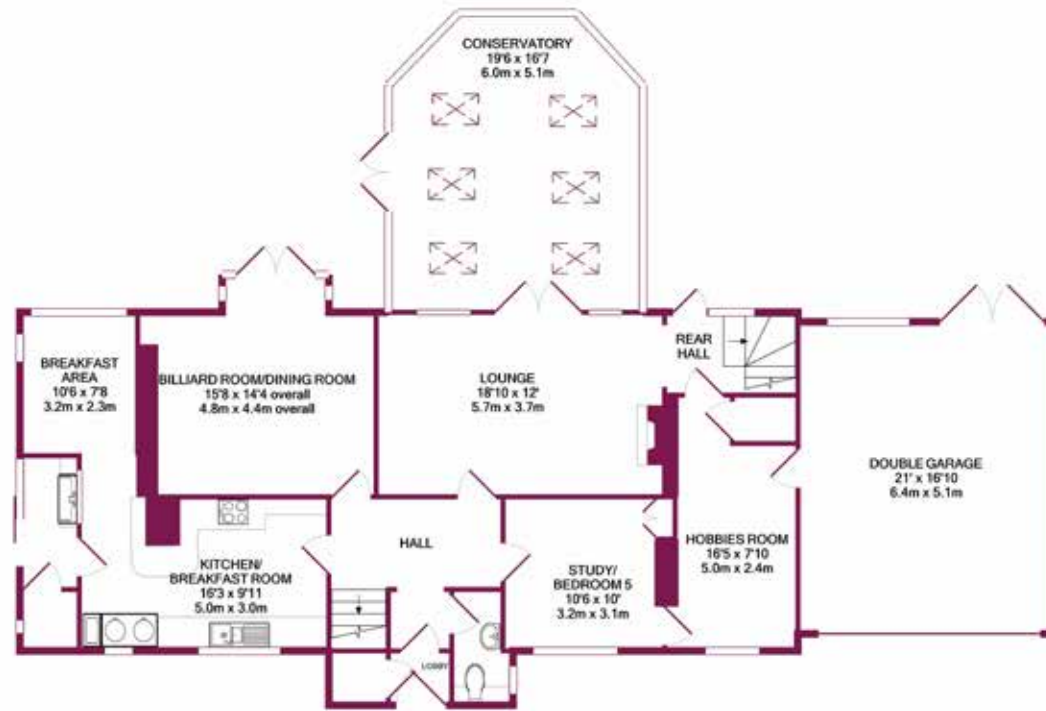
The spacious second landing leads to a modern shower room with walk-in shower cubicle, w.c and wash basin and a door and step down plinth leads into the fabulous first floor dual aspect (front to rear) living room with French doors to the rear with Juliet balcony and two skylight windows to the side. This room has an impressive 12'10" vaulted ceiling with feature beams.

Externally there is a large established frontage with mature gardens and external lighting. The integral double garage measures 21' x 16'10" with an electric up and over door to the front and double doors and window to the rear. The Southerly rear garden is a real feature being predominantly laid to lawn incorporating a vegetable patch, sunken pond and timber storage sheds.

N.B An internal inspection is essential to fully appreciate what this impressive home has to offer.







GROUND FLOOR
APPROX. FLOOR
AREA 1799 SQ.FT.
(167.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1399 SQ.FT.
(129.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3198 SQ.FT. (297.1 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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 Metreplus v2020



Current EPC Rating: E (49)

Estate Charge: £250 p.a. (2023 - 2024)

Council Tax Band: G £3,324.80 (Arun District Council / Aldwick 2022-2023)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Coastguards



6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX

T: 01243 267026 E: office@coastguardsproperty.co.uk

www.coastguardsproperty.co.uk