



5 Arun Way

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HF

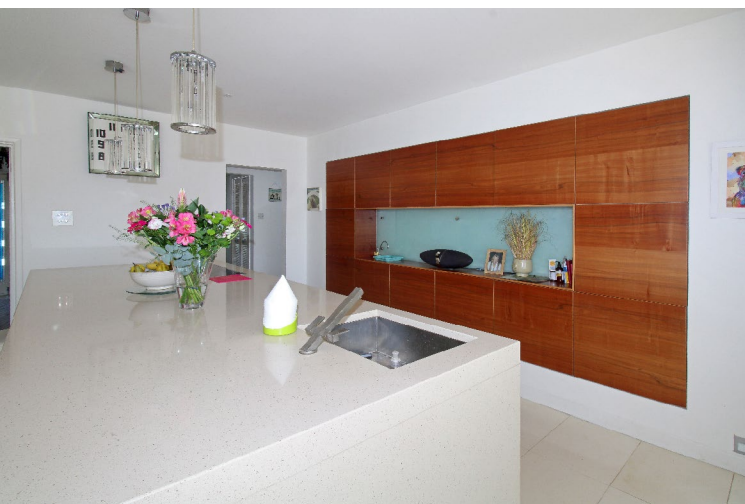
Guide Price £2,250,000

FREEHOLD

5 Arun Way

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HF

BE2350-03/23



Features

- Frontline Detached Residence
- Superb Sea Views & Direct Beach Access
- Self Contained One Bedroom Annexe
- Private Estate Setting
- 3721 sqft / 345.7 sqm

Backing directly on to the beach with superb direct sea views, a five bedroom, two storey detached residence, situated within the highly sought after Aldwick Bay private estate. The property has been significantly improved by the current owners and boasts a delightful self contained ground floor one bedroom annexe, heated swimming pool, balcony/sun terrace and double garage along with ample parking.

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 p.a. (2023 - 2024).

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 property is approached at the front via double gates leading into a secure gravel frontage providing secure on-site parking for several cars. The front door to the property leads into a generous covered porch where a pair of casement glazed inner doors lead into the welcoming entrance hall where there is a feature easy rise carpeted staircase with balustrade and handrail to the first floor, an under stair storage cupboard and built-in cloaks storage cupboard. Double doors lead to the rear into the feature open plan kitchen/dining/sitting room.

Measuring 51' 8" in total and running the full width of the property, the kitchen/dining/sitting room is an impressive open plan, light, bright and airy space, with windows and doors providing access into the rear garden. The kitchen area boasts a comprehensive range of units and a large central island with inset sink unit, integrated 4 ring Induction hob, feature 'pop up' extractor, integrated twin ovens with warming drawer, concealed integrated full size dishwasher and refuse drawer. From the kitchen to the front, a walkway leads to the separate utility room with further fitted units and work surfaces, sink unit, washing machine and dryer and cupboard housing the gas boiler for the main house, along with a front aspect double glazed window and door leading out to the side. To the rear of the kitchen there is an open plan sun room measuring 16' 4 x 12' 4" which provides access to the rear garden via folding double glazed doors to both the side and rear.



The sitting room area measures 20' x 16' 6" overall, with a double glazed window to the rear, two feature natural light skylights and a feature central chimney breast housing a wood burning stove. From the dining area a door leads through to a central study/hobbies room positioned at the front with under stair storage cupboard and additional further cloaks store. In-turn an inner hallway leads to a ground floor double bedroom (4th) with a front aspect window and adjacent shower room with oversize shower enclosure with dual shower, modern shaped wash basin with storage under, close coupled w.c, heated towel rail and natural light tunnel. A lockable door leads from the inner hall to the adjoining annex.

The first floor provides a landing with built-in airing/linen cupboard. Double sliding pocket doors lead into the principal bedroom suite measuring 23'2" x 14'8" overall with windows to the rear enjoying superb sea views and French doors leading out onto the generous balcony/sun terrace. There are fitted wardrobes and a walk-in closet with light. Air conditioning. A generous en suite shower room with over size shower cubicle, close coupled w.c and glass bowl feature wash basin set on a surround with an array of storage drawers/cupboards under.

Bedroom Two is a front aspect room with built-in wardrobes and feature roll top shaped bath, along with 'his n hers' oval wash basins set on surround with drawer units under. A sliding pocket door leads to an adjoining w.c with further wash basin.



To arrange a viewing contact 01243 267026



Bedroom 3 is a Southerly rear facing double room with French doors leading out to the balcony/sun terrace, enjoying delightful sea views. In addition the first floor boasts a further shower room with walk-in shower enclosure, wash basin set on surround with drawer units under and an enclosed cistern corner w.c.

The Annex:-

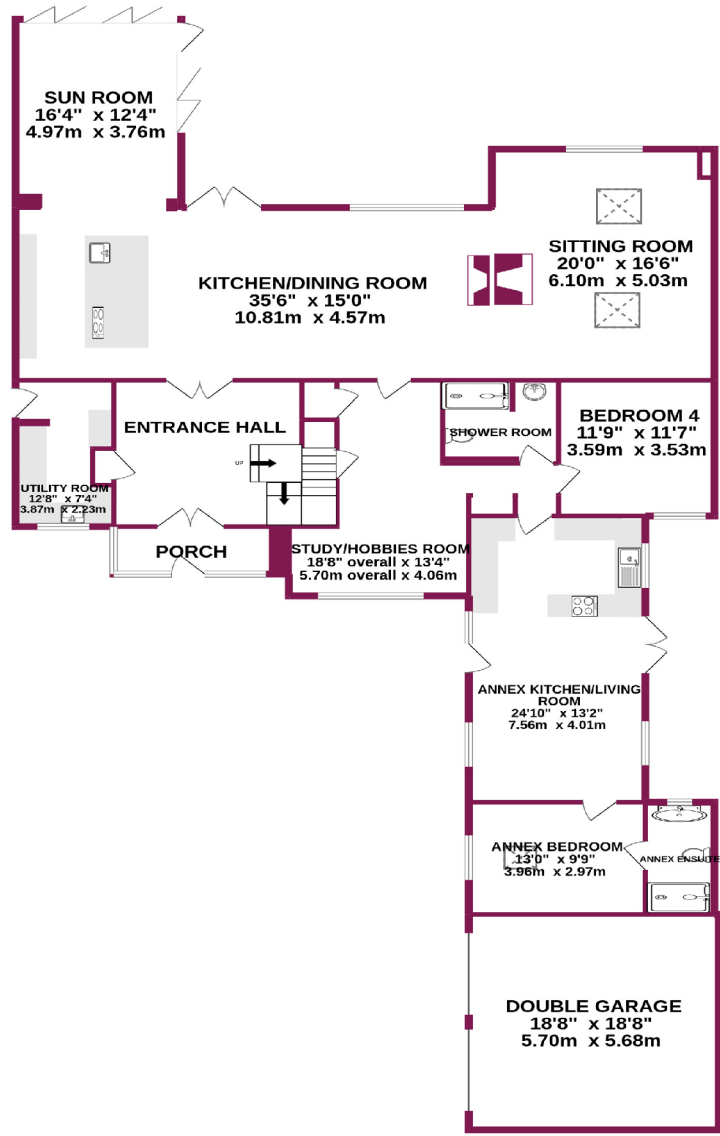
A stable style part glazed private front door leads into the open plan kitchen/living room measuring 24' 10" x 12' 2" with under floor heating, vaulted ceiling and high level natural light double glazed feature triangular window to the rear, along with two double glazed windows to both sides and double glazed French doors providing access to a pretty side enclosed courtyard. The kitchen boasts a comprehensive range of modern units and work surfaces with integrated appliances. A door leads to the bedroom measuring 13' x 9' 9" with a double glazed window to the side, double glazed skylight and door to the adjoining en-suite shower room with shower cubicle, w.c, wash basin and double glazed window to the rear.

Adjoining the annexe, at the front, there is a pitched roof garage measuring 18' 8" x 18' 8" with two garage doors (one electrically operated) housing the annex gas boiler and under floor heating controls.

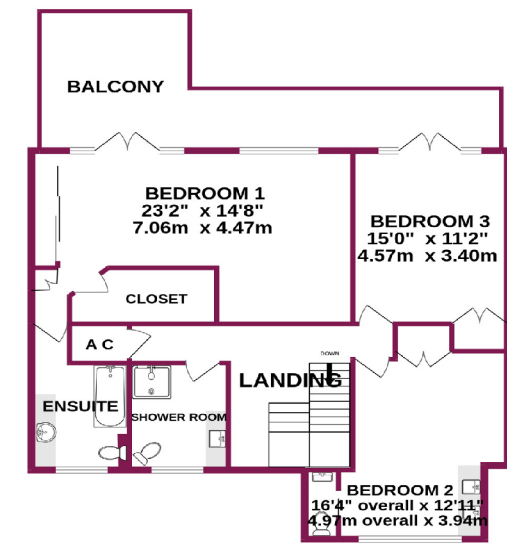
Externally the property boasts a good size Southerly lawn, heated swimming pool, decked entertaining terrace with inset lighting and irrigation system. A gate at the rear provides access directly to the beach.



GROUND FLOOR
2662 sq.ft. (247.3 sq.m.) approx.

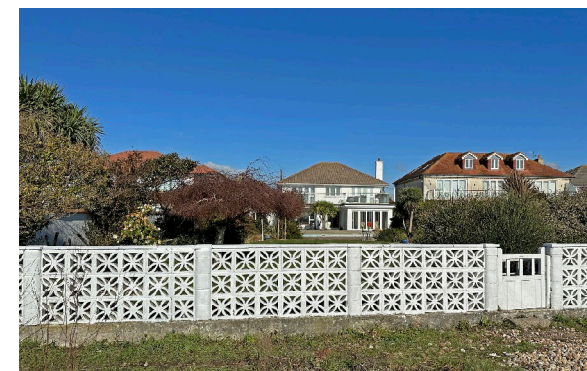


1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 3721 sq.ft. (345.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 Metropix ©2022



Current EPC Rating: C (70)

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

Council Tax: Band G (£3,224.68) Main Dwelling
Band A (£1,329.92) Annexe

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