



2 The Orchard
Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HX

**PRICE £1,250,000
FREEHOLD**

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BE1300-05/23



Features

- Detached Five Bedroom House
- 120' Southerly Rear Garden
- Idyllic Private Estate Location
- Two Southerly Balconies
- 2,805 Sq Ft / 260.6 Sq M

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 £260.00 p.a. (2024 - 2025).

This particular property is one of the earlier, larger detached dwellings, constructed in the early 1930s and retains a wealth of features from its original build. The estate itself offers tree lined roads, a delightful mix of authentic architecture and beautifully tended common areas with walkways providing access to the private beach, which is now an area of Special Scientific Interest.

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.



This incredibly deceptive three storey family home boasts an array of original characteristic features dating back to its origins of the early 1930's. A covered storm porch protects the large wide glazed front door which leads into a superbly proportioned generous entrance hall with original exposed wood flooring. From the entrance hall, panel doors lead to the ground floor spacious cloakroom, front aspect kitchen/breakfast room with Range style cooker, integrated dishwasher and door to the side leading to a side porch way where there is an original large walk-in pantry cupboard and additional utility cupboard with plumbing for a washing machine. The rear of the ground floor provides spacious reception rooms comprising a large open plan living room with adjacent open plan dining room leading through into a rear snug style sitting area in turn leading through to a modern pitched roof double glazed conservatory enjoying the outlook into the Southerly rear garden.

A feature staircase rises from the entrance hall to the large first floor landing where there are four bedrooms and the family bathroom. The master bedroom suite provides a good size en suite bath/shower room and there is access from the master bedroom onto the 32' wide balcony/sun terrace overlooking the rear garden. Bedroom 2 also provides access onto the balcony/sun terrace.

Bedrooms 3 and 4 are to the front aspect and the family bathroom provides a generous corner bath, shaped wash hand basin and close coupled w.c.

The landing incorporates a large double airing cupboard and a narrow staircase rises from the first floor landing to a second floor landing with large side aspect double glazed window and door providing access in to the former servants quarters, which has now been tastefully converted to provide a fabulous guest suite with generous double bedroom with access to the second storey balcony/sun terrace, kitchenette to enable guests opportunity for refreshments, a useful walk-in 16' deep loft storage area and cloakroom (accessed from the landing).

In addition, the property offers double glazing and a gas heating system via radiators and modern boiler.

Externally to the front there is a double width, four car, block paved driveway providing on-site parking in front of the oversized integral garage.

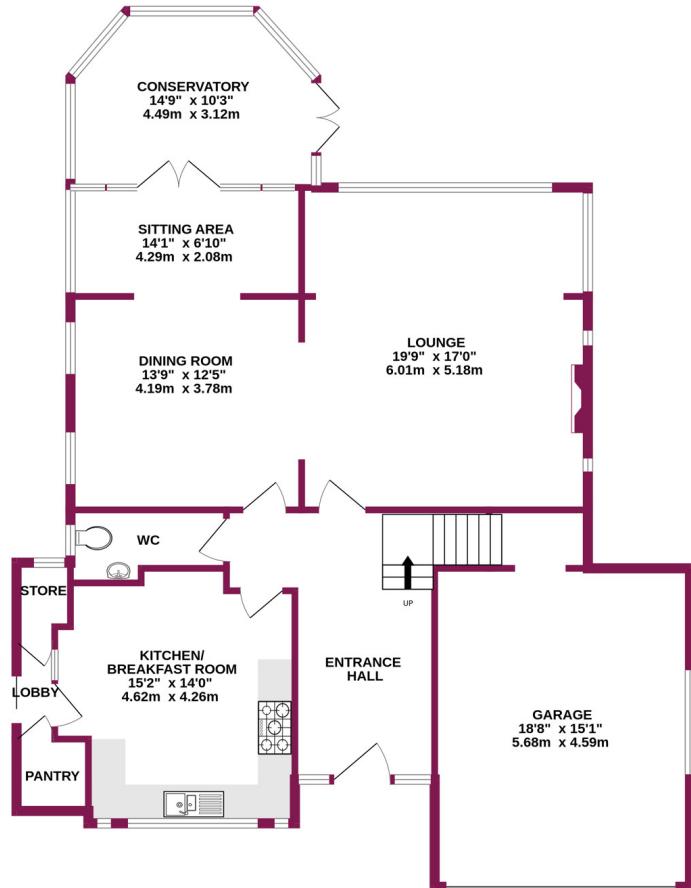
The beautiful 120' Southerly rear garden is a real feature of this substantial home with generous shaped paved sitting areas, shaped central lawn, feature pond with rockery and established flower and shrub borders. Mature foliage provides screening from neighbouring properties.

N.B An internal inspection of this substantial family home is essential to fully appreciate the size of the accommodation on offer and condition.

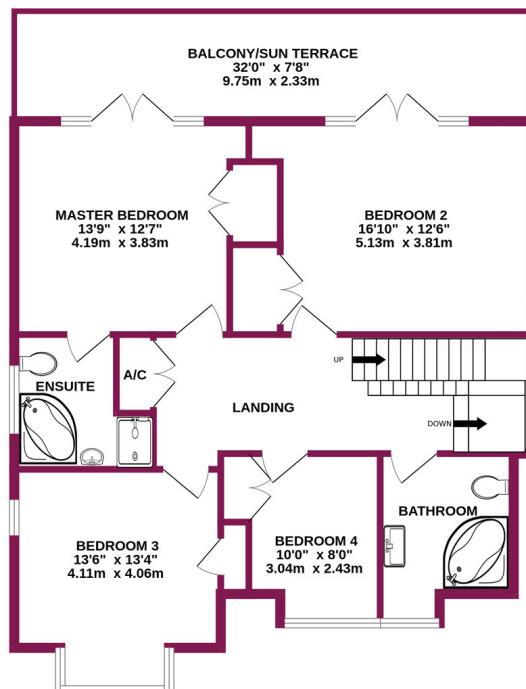


To arrange a viewing contact 01243 267026

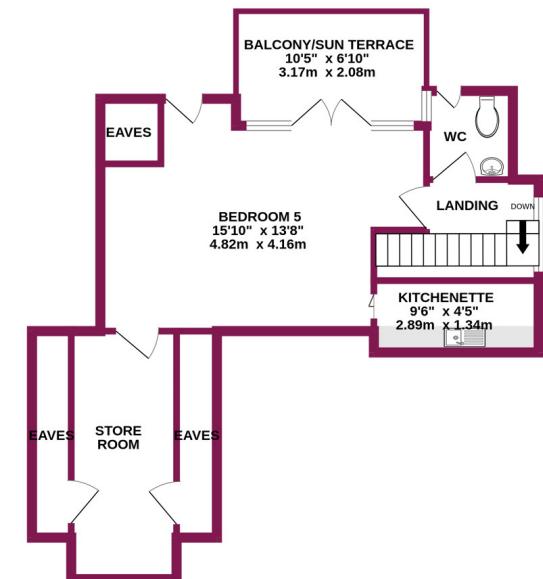
GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



1ST FLOOR
897 sq.ft. (83.3 sq.m.) approx.



2ND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2805 sq.ft. (260.6 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.

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Current EPC Rating: E (54)

Annual Estate Fee: £260 p.a. (2024 - 2025)

Council Tax: Band G (£3,662.96 p.a. Arun District Council/Aldwick 2024 - 2025)

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**
Estate Agency

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk