



Beach House, The Dunes

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

Offers Over £1,250,000

FREEHOLD

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SI1250 - 05/23



Features

- Iconic Art-Deco Detached Residence
- Direct Beach Access & Sea Views
- 4 Bedrooms
- No Onward Chain
- 3,351 Sq Ft / 311.3 Sq M (Inc. Garage)

Occupying an enviable, front line, position and reputed to be one of the earliest residences within the highly desirable Aldwick Bay private estate, this truly iconic Art-Deco, four bedroom detached residence provides direct beach access & delightful Southerly sea views. The property offers enormous scope to improve whilst retaining the aesthetic character and charm of a bygone era.

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. This property is one of the earlier cottage style homes. The annual estate charge is £250 p.a.

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 opens into a lobby area with door to the side into the generous dining room with feature semi-circular side aspect double glazed bay window. A doorway leads from the lobby into the welcoming hallway with a natural light double glazed window to the side, built-in cloaks storage cupboard and feature curved carpeted staircase to the first floor. A doorway leads from the hall into the breakfast room and further doors lead into the main living room and ground floor cloakroom with w.c, corner wash basin and double glazed window to the side.

The breakfast room has two double glazed windows to the front and boasts original fitted units including the original built-in fridge. In addition, there are modern units and a work surface creating a central island. A door leads to the rear into the living room while a further doorway leads into the main kitchen area with modern units and work surfaces, 1 1/2 bowl sink unit, electric hob with hood over, double oven/grill with microwave over, fridge, freezer and dishwasher, along with two double glazed windows to the side, 4 feature porthole windows to the rear, an arched serving hatch into the sun room and a pantry style cupboard. A doorway to the front leads through to an adjoining utility room with space and plumbing for a washing machine. A door to the side leads from the utility room into a side/front lobby with door leading out to the front and a built-in cupboard housing the recently refitted (2023) gas boiler.

The main living room is a real feature of this delightful home retaining an original fireplace/chimney breast, original pillars and curved wall, along with full width double glazed windows to the rear and a double glazed window to the side. Double glazed French doors lead to the side into the adjoining sun room which provides access to the rear garden.





The first floor boasts a bright and airy landing with natural light feature glass blocks to the side, an airing cupboard and additional useful good size storage cupboard. Doors lead from the landing to the four bedrooms, shower room and separate w.c.

The four bedrooms are all doubles, all with fitted wardrobes/storage cupboards and all with fitted basins. The original former roof terraces have been enclosed in past years and now create two useful sun rooms/dressing rooms providing fantastic Southerly views over the mature rear garden to the beach and sea beyond ,with both rooms providing access out onto the narrow balcony. The shower room has been upgraded in more recent years and boasts a corner shower cubicle and wash basin with a separate adjacent w.c. Bedroom 1 is a dual aspect room with adjoining en-suite bathroom facility which was also upgraded in more recent years.

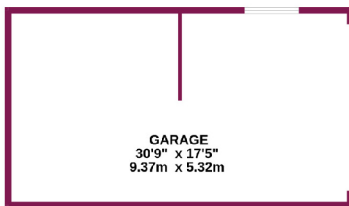
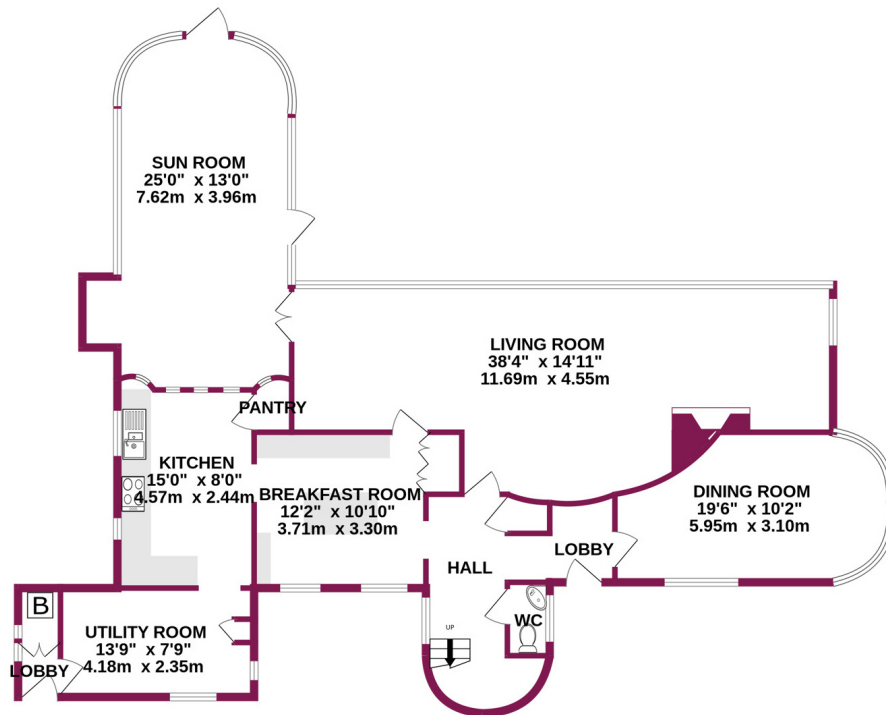
Externally the property occupies a generous plot with a large block paved driveway providing on-site parking for several cars and a large detached garage measuring 30' 9" x 17' 5" (internally). The rear garden is well screened from neighbouring properties by mature foliage, hedgerow, and trees, being predominantly laid to lawn with an array of established shrubs and plants. To the rear there is a sunken area reputed to have been originally created to provide an outdoor pool, along with an original purpose built bathing hut, which has often been referred to as the Igloo. Steps at the rear of the garden lead to a gate which provides access directly onto the beach.



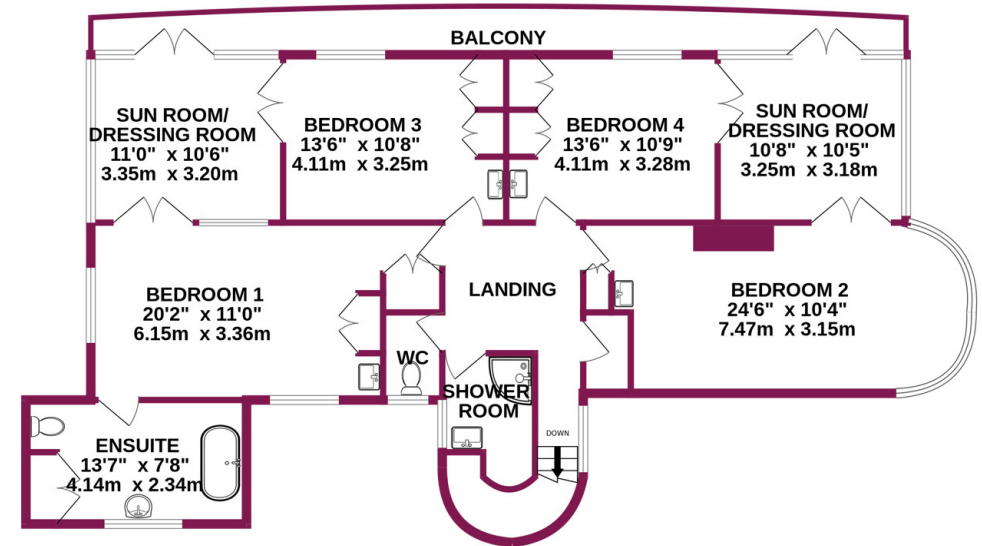
To arrange a viewing contact 01243 267026



GROUND FLOOR
2061 sq.ft. (191.5 sq.m.) approx.



1ST FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 3351 sq.ft. (311.3 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 (52)

Annual Estate Fee: £250 p.a

Council Tax: Band G (£3,489.00 - Arun District Council/Aldwick 2023 - 2024)

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