

## Seacrest, The Close

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

**Guide Price £3,350,000**

**FREEHOLD**



# Seacrest, The Close

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JA3350 - 06/23



## Features

- An exceptional Detached Residence
- Envious Front Line Position
- Direct Beach Access & Sea Views
- No Onward Chain
- 5097 sqft / 473.6 sqm

Occupying a tucked away secluded position within the highly sought after Aldwick Bay private estate, this substantial detached six bedroom residence boasts incredibly deceptive accommodation which maximises the Southerly aspect with a highly versatile 37'3" x 24'8" heated garage enabling a multitude of uses, an outdoor heated swimming pool and secure gated driveway.

The Aldwick Bay private residential estate was originally created in the late 1920s and has evolved throughout the years to provide a safe and tranquil setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the private Aldwick Bay Estate has become one of the most desirable areas to reside along this coastal stretch.

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 via electrically operated double gates leading into a large frontage providing secure on-site parking for several vehicles.

A storm porch protects the front door which opens into an entrance vestibule with door to the ground floor cloakroom/w.c and inner door which leads into the hallway with easy rise staircase to the first floor with natural light double glazed window to the front on the half landing. A door from the hallway leads into a delightful dual aspect (front & side) snug style, sitting room with feature open fire.

An open plan walkway flows from the hallway into the dining room with double glazed bow window to the rear enjoying a pleasant outlook into the Southerly walled rear garden from the dining room, a door leads to the side into the adjoining sun room which provides access to the rear garden and adjacent family/games room.

A further door from the hallway leads into the spacious well equipped rear aspect kitchen/breakfast room with feature central island which also provides access into the rear garden. A door leads from the kitchen to the front aspect study while an open plan walkway leads into the utility room positioned at the front with fitted and built-in storage cupboards and door to the side into a second entrance hall with door to the front, door to the spacious integral garage and second staircase to the first floor.





The first floor boasts an impressive 52'9" landing. The principal bedroom suite comprises a triple aspect bedroom with access onto a generous balcony/sun terrace, a dressing room with built-in wardrobes and a comprehensively well equipped en-suite bathroom with modern fittings including bath and oversized shower/sauna enclosure. There are two further guest suits both with en suite facilities, an additional family bathroom and three further bedrooms one of which could be utilised as a first floor lounge/home office with access to a second balcony boasting superb Southerly sea views.

The integral garage which could accommodate 5-6 cars is a real feature of this unique home with an electrically operated double door, large polished tiled floor with underfloor heating and provides access to the rear garden.

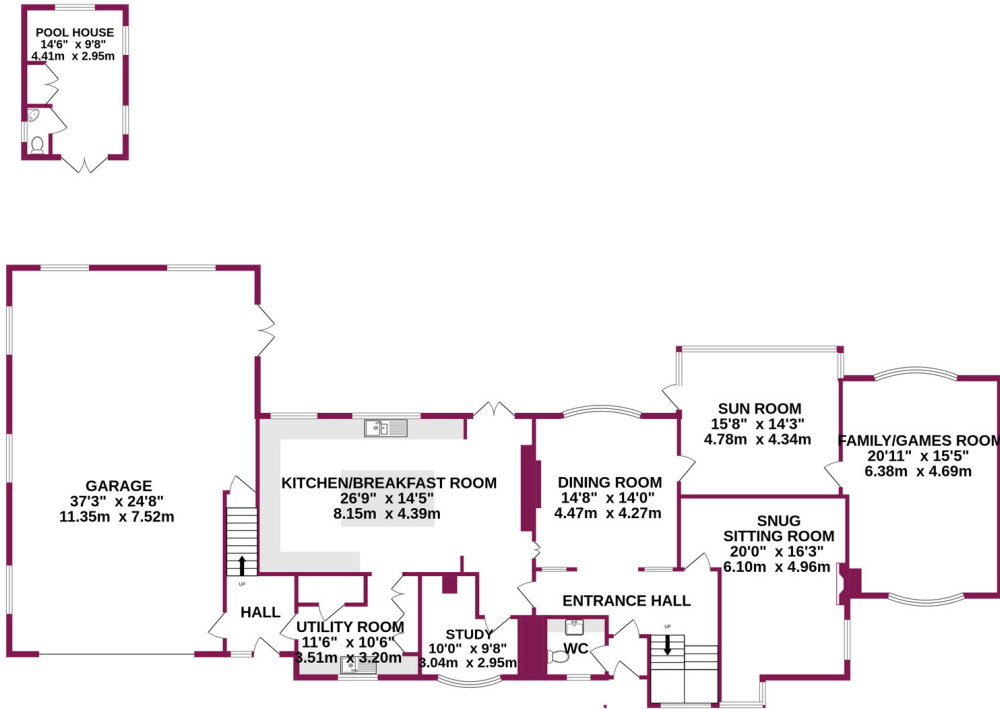
The secluded Southerly rear garden is predominantly laid to lawn for ease of maintenance with paved sun terraces and an outdoor heated pool with electrically operated solar cover. There is a detached pool house with w.c., an outdoor kitchen with mains gas barbecue and direct access onto the greensward and beach via double hardwood gates. For additional storage there are timber sheds at the front/side of the property.

**An internal inspection is essential to fully appreciate the location, position within this idyllic private estate, plot size and size of accommodation on offer.**

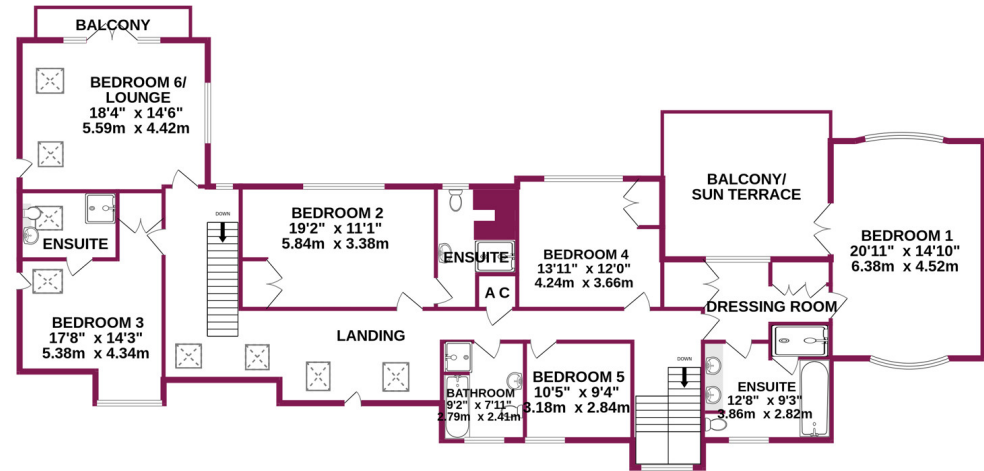


To arrange a viewing contact 01243 267026

**GROUND FLOOR**  
2903 sq.ft. (269.7 sq.m.) approx.



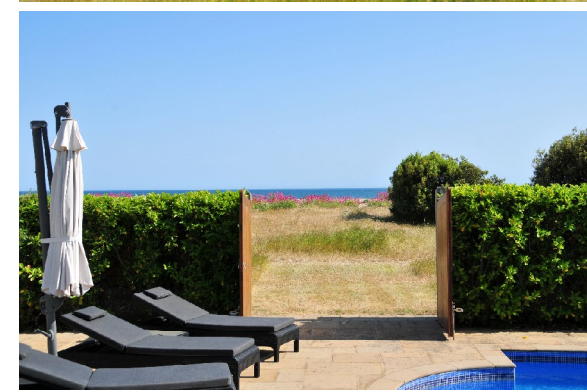
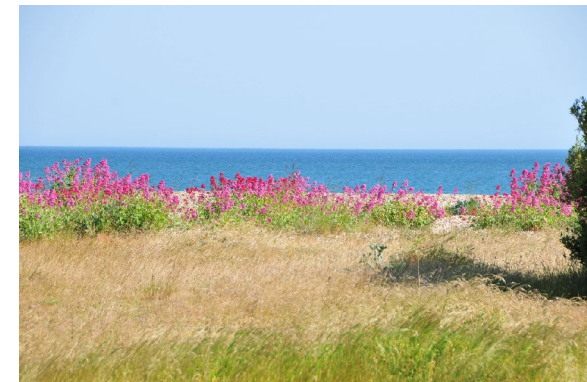
**1ST FLOOR**  
2195 sq.ft. (203.9 sq.m.) approx.



**TOTAL FLOOR AREA : 5097 sq.ft. (473.6 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 - C (77)**

**The annual estate charge is £250 (2023 - 2024).**

**Council Tax - Band H (£4,186.80) Arun District Council**

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** 

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