



**11 Waters Edge,**  
Aldwick | Bognor Regis | West Sussex | PO21 4AW

**Offers Over £1,500,000**  
**FREEHOLD**

# 11 Waters Edge

Aldwick | Bognor Regis | West Sussex | PO21 4AW

DE1500-06/23



## Features

- Superb Direct Sea Views
- Exclusive Private Estate Setting
- Planning Consent / ADC (AW/70/23/HH)
- NO ONWARD CHAIN
- 2,361 Sq Ft / 219.4 Sq M

Waters Edge is a small exclusive cul-de-sac of just ten similarly styled detached properties constructed in the 1970's, with this particular residence occupying an enviable front-line position and offering fabulous direct sea views to the rear from the split level accommodation. The property boasts a spacious open plan feel with split level accommodation with the principal rooms to the rear.

The beach at Aldwick is an idyllic location for any water sports enthusiasts or those seeking the peace and tranquillity of a waterside retreat. Bognor Regis town centre with its mainline railway station (London - Victoria approx 1hr 45 mins), pier, promenade and shopping facilities can be found approximately one and a half miles to the east, while the historic city of Chichester is located within a short drive.

Nearby attractions include the motor racing circuit at Goodwood, famous for the festival of Speed and Revival, the horse racing course, famous for Glorious Goodwood and nearby Fontwell Park. For golf enthusiasts there is the choice between Chichester and Goodwood, while the nearby South Downs, and Chichester Harbour provide idyllic walks around the local area.



This deceptive home provides incredibly light and airy accommodation with the front door opening into a welcoming entrance hall. The ground floor offers a cloakroom with wc, front aspect study/home office and large open plan extended kitchen/dining/family room with modern full width sliding doors across the rear bringing the garden into the main living space and creating a fabulous entertaining area. The fitted kitchen area provides a comprehensive range of matching units and worksurfaces with modern appliances and integral lighting. From the kitchen area a door leads through into the separate utility room which provides access to the side of the property.

From the open plan dining area a staircase rises to an upper ground floor sitting room which offers spectacular sea views over the Southerly rear garden and provides access at the rear onto a generous paved Southerly terrace with steps leading down to the rear garden. The sitting room is a very light and airy dual aspect room and also offers a feature fireplace with recessed gas fire.

Steps lead down from the open plan family area to a door leading into a lower ground floor level which provides access to the double garage and current store room which also provides enormous scope to change into a more useable, habitable space.

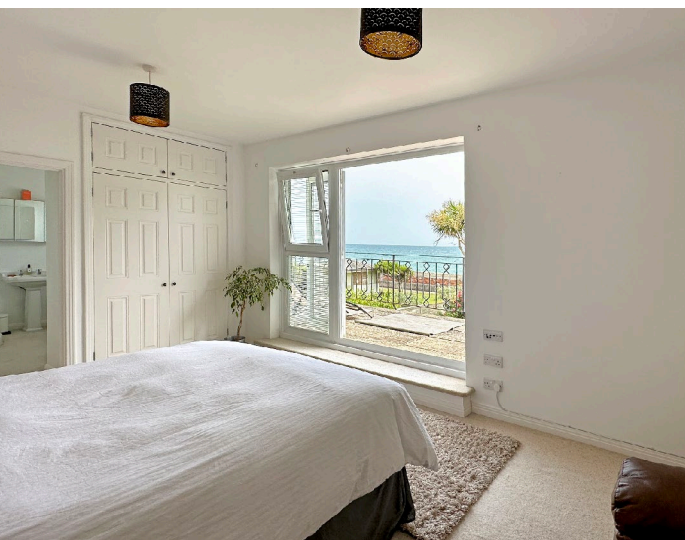
**The property has consent for a side and rear extension (refer to enclosed plans/drawings) should a potential purchaser wish to increase the size of accommodation.**

From the entrance hall an easy rise staircase leads to the first floor landing where doors lead to bedrooms one, two, three and the family bathroom. The master bedroom is situated at the rear and offers spectacular Southerly sea views over the rear garden and provides access onto a generous Southerly balcony/sun terrace. From the master bedroom a door leads into the generous en suite bathroom.

Bedrooms two and three are situated at the front of the property (both with built-in wardrobes), while the main family bathroom is situated at the side and offers a white suite of panelled bath, close coupled w.c. and pedestal wash hand basin.

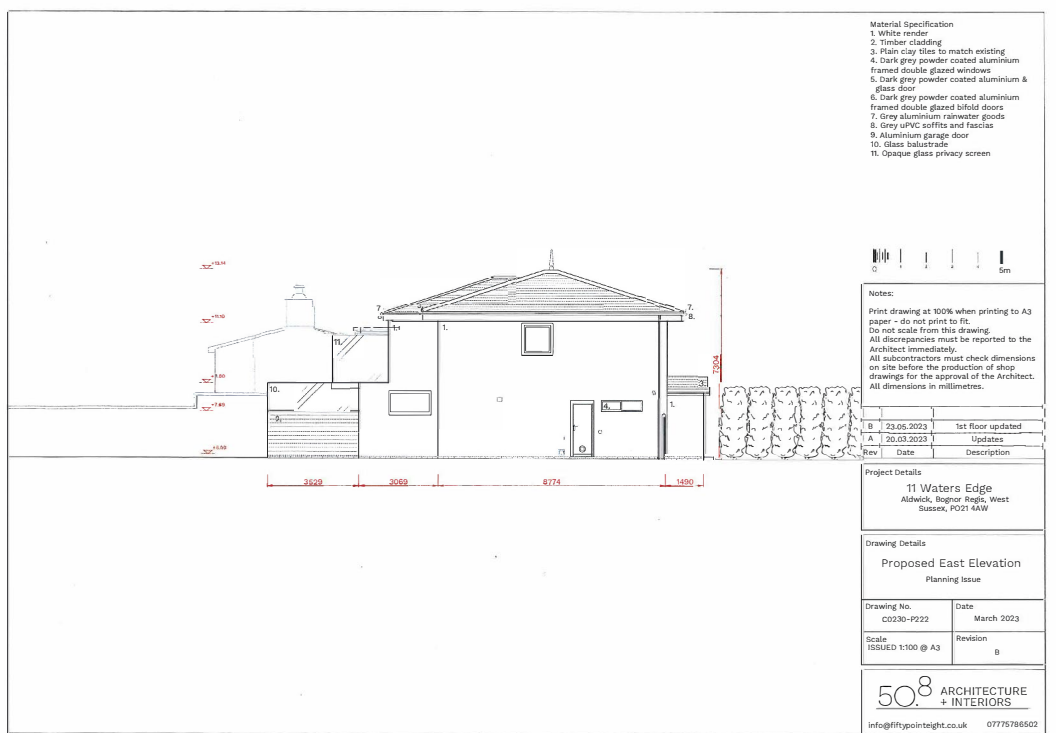
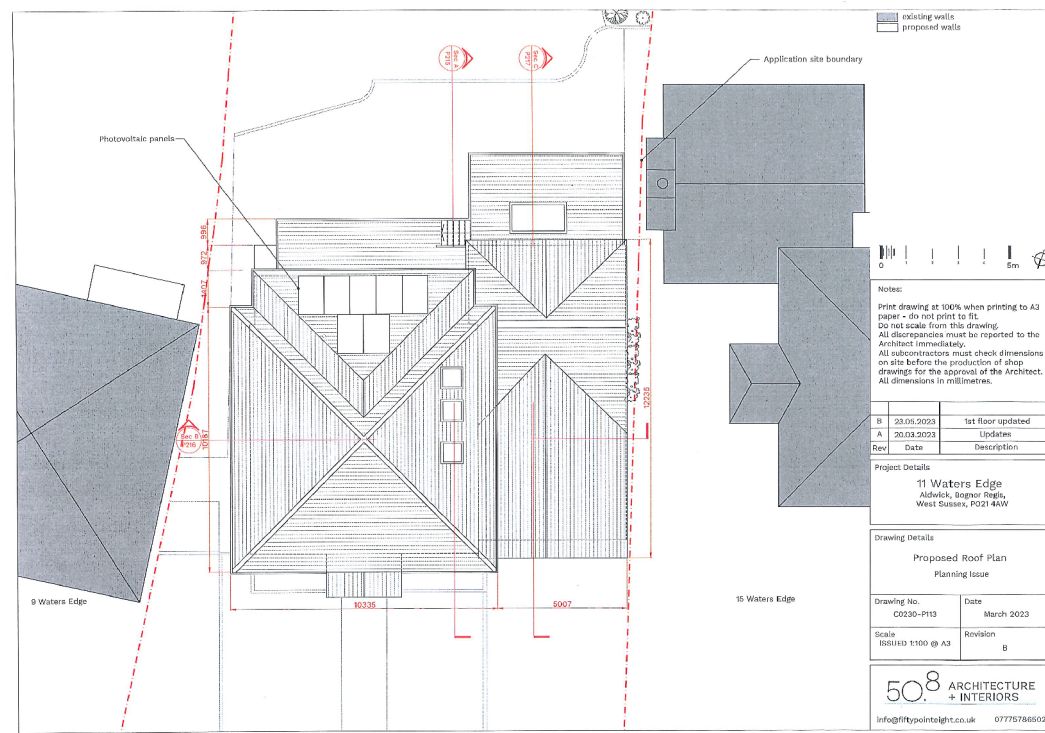
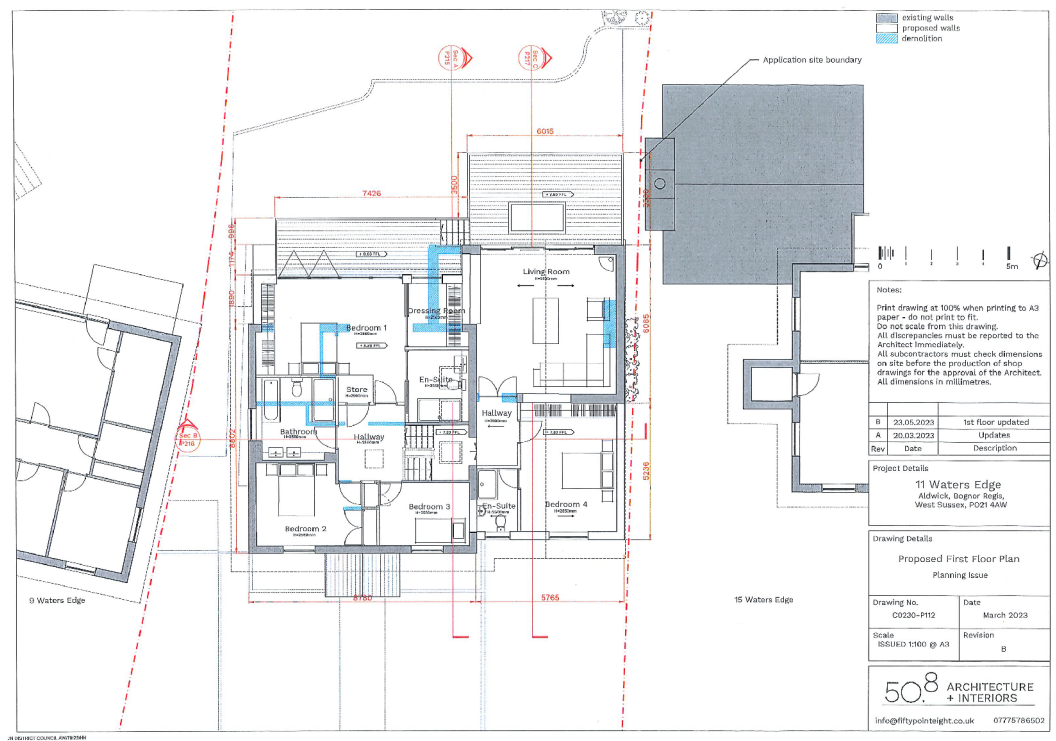
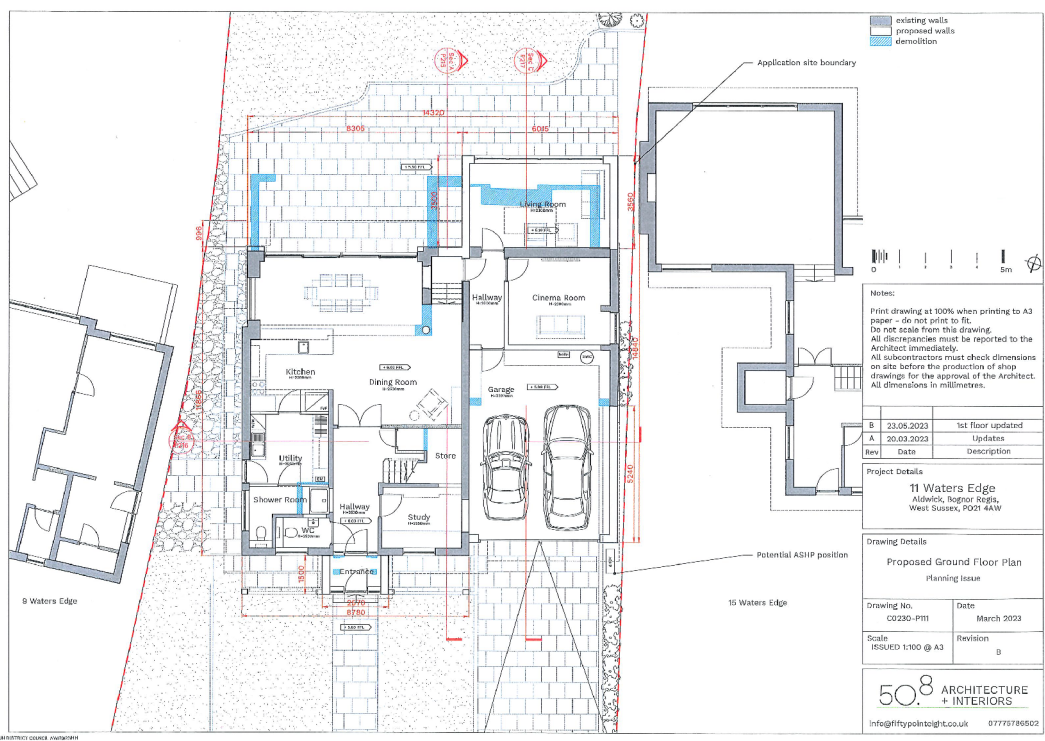
Externally the property boasts on site parking for several vehicles with a low maintenance block paved frontage and driveway which provides access to the integral double garage.

The fully enclosed Southerly rear garden is predominantly laid to lawn with external security/courtesy lighting and gives access to a private resident's pathway which leads to the resident's private gate, in turn leading onto the beach. **NB - This property is offered for sale with No Onward Chain.**

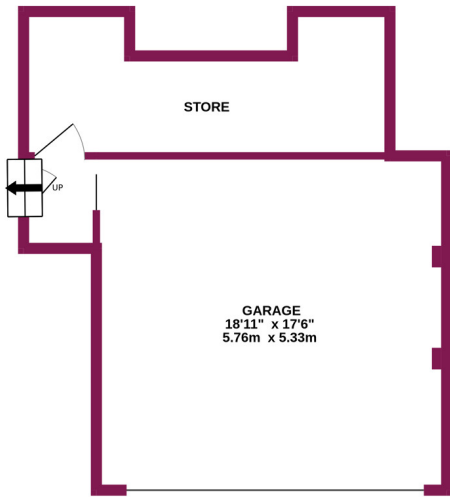




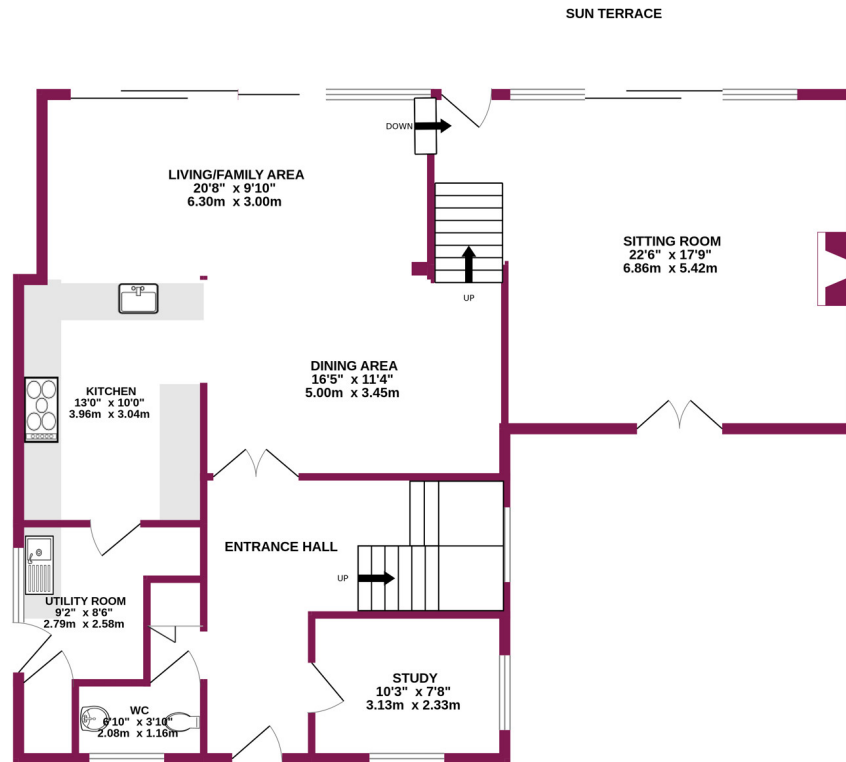




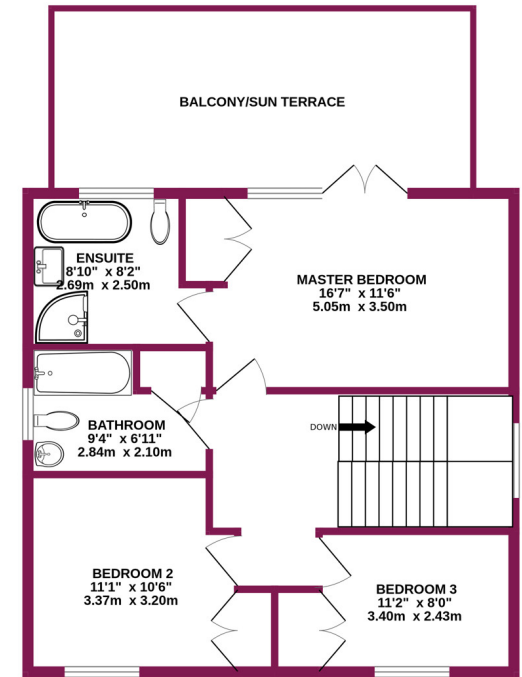
LOWER GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



GROUND FLOOR  
1224 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



**EPC Rating: E (53)**

**Council Tax: Band G (£3489.00)**  
Arun District Council

**Private Estate Charge: £300 p.a**

TOTAL FLOOR AREA : 2361 sq.ft. (219.4 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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