



70 The Fairway

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HE

Guide Price £875,000

FREEHOLD

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CO925 - 08/23



Features

- Detached 6 Bedroom Residence
- Versatile Split Level Accommodation
- Views Towards the Sea to the Front
- Annexe Potential
- 2,444 Sq Ft / 227.1 Sq M

Situated within the highly sought after Aldwick Bay private estate, within a few metres walk to the beach, this deceptive detached residence boasts versatile split level accommodation with the potential of six bedrooms, two reception rooms, a kitchen/breakfast room, utility room, bathroom & shower room, along with views towards the sea to the front, solar panels and mature established gardens.

The Aldwick Bay private estate was originally created in the late 1920s and has evolved throughout the years 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 Aldwick Bay Estate has become one of the most sought after areas to reside in along this coastal stretch.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, the famous Festival Theatre and Cathedral.



The property is approached via a generous frontage with a gravel driveway providing on-site parking for several cars. Steps lead up to a delightful raised sun terrace at the front where double doors lead into the porch. A feature arched glazed inner door leads through into the welcoming entrance hall with a built-in double cloaks storage cupboard with adjacent recess with cupboard over. A carpeted staircase rises to a half landing with large, natural light, double glazed window to the side. Steps lead down from the entrance hall to a lower ground floor hallway with useful under stair double storage cupboard and glazed side door with flank glazed panelling leading to a side porch with sliding double glazed doors providing access to the side. From the lower ground floor hallway, a door leads into a generous front aspect versatile study/hobbies room with built-in storage cupboard and double cupboard housing the electric consumer unit and solar panel controls. This room could be utilised as a sixth bedroom. A further door leads from the lower ground floor hallway into the utility room which has a 10' ceiling height, shower enclosure, w.c, wash basin, built-in airing cupboard, work surface with space and plumbing for a washing machine and dryer under, wall mounted modern gas boiler and a window to the rear.

From the main entrance hall doors lead to the kitchen/breakfast room and the sitting room which is a light, bright and airy room with feature open fireplace, high level window to the side and double glazed sliding double doors with matching flank picture windows providing access to the raised sun terrace at the front. Glazed double doors lead through to the adjoining dining room which is an impressive 19' 11" room with a high level window to the side, two natural light double glazed Velux skylights, two doors to the kitchen/breakfast room and double glazed French doors with matching flank double glazed panelling providing access to the rear leading out to a raised decked terrace.

The kitchen/breakfast room measures 20' in depth overall with the main kitchen area at the rear enjoying a pleasant outlook into the rear garden along with a natural light large double glazed Velux skylight and a comprehensive range of fitted units & work surfaces, integrated 4 burner gas hob with hood over, eye level double oven, integrated dishwasher and space for an American style fridge/freezer.



From the half landing, steps lead to the front where there is a bright and airy guest bedroom with feature bay style double glazed window overlooking the front garden with views towards the sea. Adjacent to the guest bedroom there is a modern shower room with corner shower cubicle with fitted shower, close coupled w.c and pedestal wash basin. Positioned opposite the shower room, there is a useful walk-in kitchenette room with window to the front and fitted single drainer sink unit, enabling potential for the guest bedroom to become a suite.

The staircase continues from the half landing to the upper first floor landing where there are an additional four bedrooms and a generous modern bathroom with large bath with tiled surround, corner shower cubicle with dual shower, twin wash basins with storage under, close coupled w.c and obscure window to the side and rear.

Bedroom 1 is a good size front aspect double room with a delightful outlook to the front towards to sea. A door leads to the adjoining bedroom 5 which lends itself perfectly as a dressing room if desired.

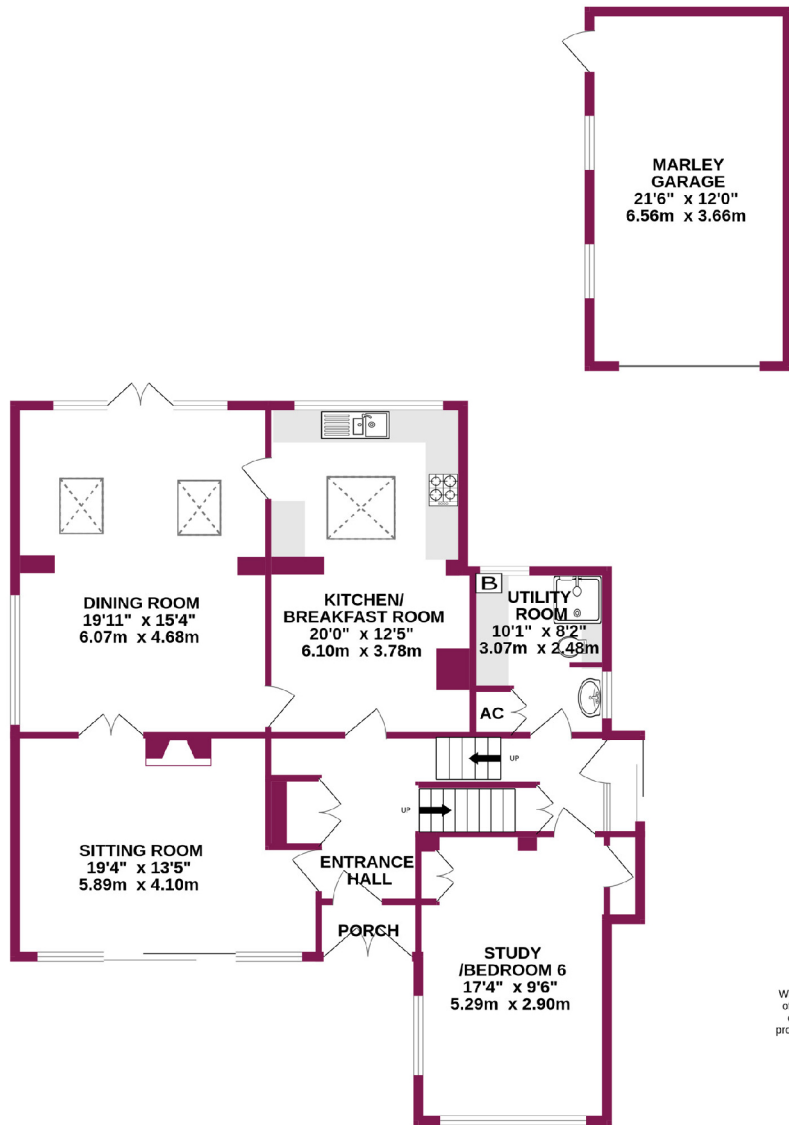
Externally the property sits within an established plot. The driveway continues to the side of the property where there are double gates leading through to a detached Marley garage measuring 21' 6" x 12' positioned within the rear garden which is predominantly laid to lawn with mature foliage providing screening from neighbouring properties.

Current EPC Rating: C (70) **Council Tax:** Band G £3,489.00 Arun District Council/Aldwick 2023 - 2024

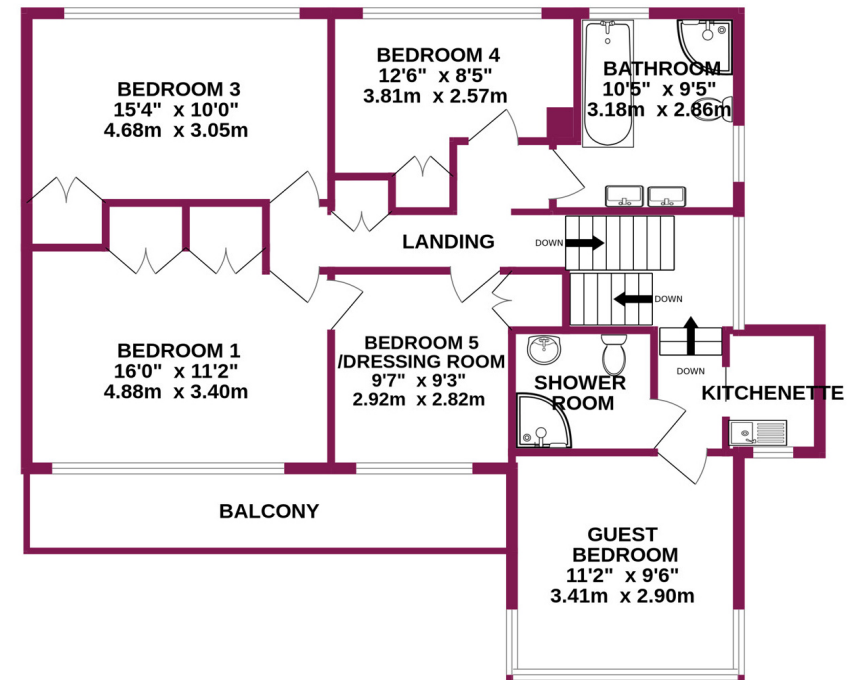
Annual Estate Charge: £250.00 (2023 - 2024)



GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 2444 sq.ft. (227.1 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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