





4 West Drive, Aldwick

Immaculate, modernised and extended chalet style residence on the Aldwick Bay Private Marine Estate.



- ▶ **Spacious, Versatile Detached Home**
- ▶ **Quality Fitted Kitchen/Breakfast Room**
- ▶ **Open Plan Sitting Room/Sun Room**
- ▶ **Four First Floor Bedrooms**
- ▶ **Gravel Drive/Timber Cabin**
- ▶ **Desirable Aldwick Bay Location**
- ▶ **Boot Room/WC/Utility**
- ▶ **Snug/Bedroom**
- ▶ **Two Bathrooms**
- ▶ **Landscaped Garden**

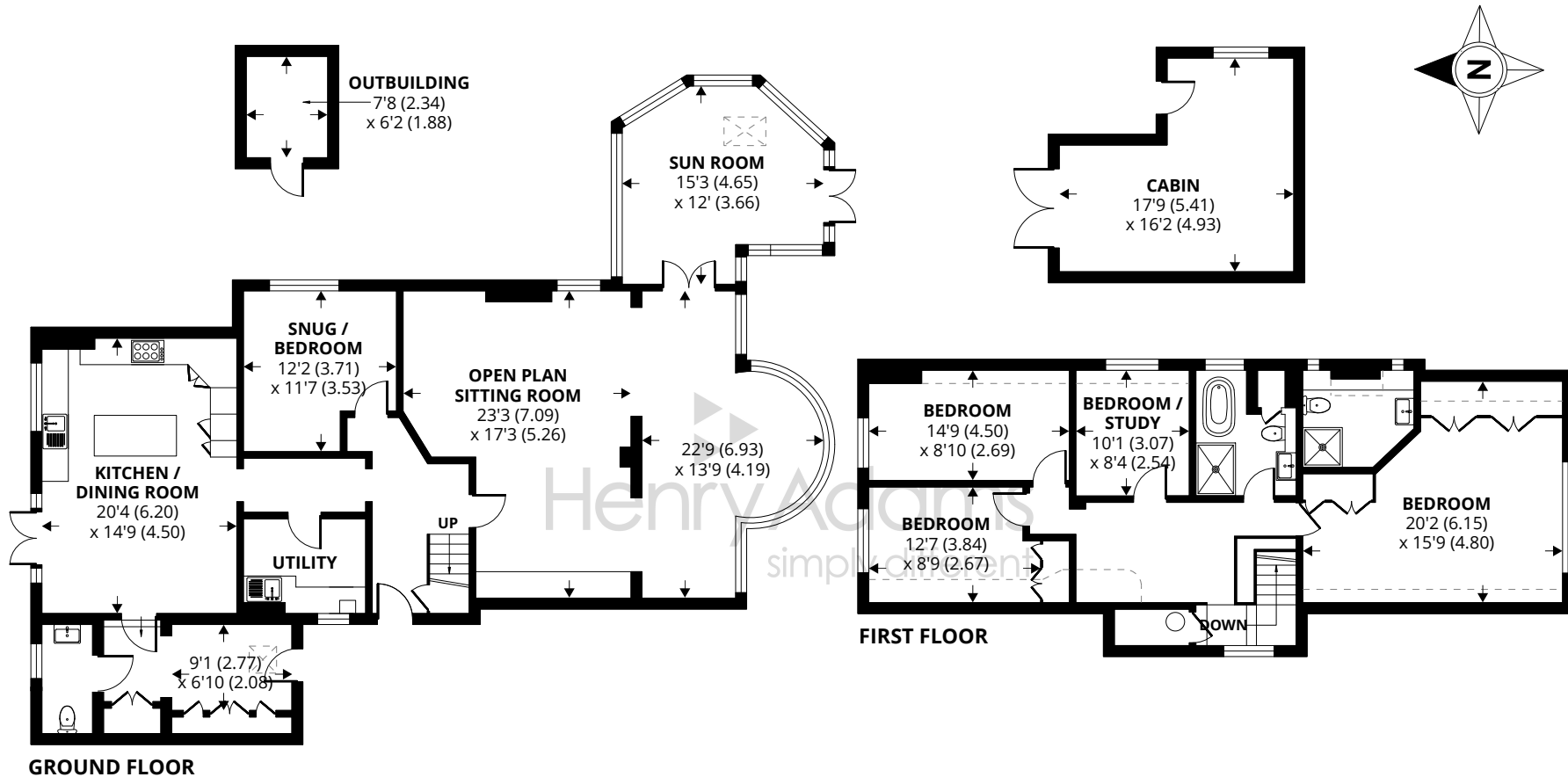
Immaculately presented chalet style home situated on the Aldwick Bay Estate, which has been an aspirational destination for many years from both London and Home Counties buyers as well as local residents. The versatile accommodation briefly comprises, entrance hall, luxury vinyl tiled flooring which extends through the majority of the ground floor. The kitchen has recently been refitted with quality units, bespoke fittings, integral appliances, eye-level double oven five-ring gas hob, Butler sink and central island. There is a WC, boot room with fitted cupboards. The sitting room is open plan, divided into separate areas, cosy snug with log burning stove, fitted library shelves, second sitting area in the bay window leading to the sun room with doors opening to the garden. There is a ground floor room, currently used as a gym, but could be an additional bedroom, snug or study. On the first floor is a spacious open landing, the principal bedroom has fully fitted wardrobes and luxury en-suite shower room. There are three additional bedrooms, one currently used as a study and the family bathroom which is fitted with a contemporary white suite. The property is approached via a gravel driveway which offers ample parking, there is a timber framed cabin ideal for a car, boat or kayak. A lawned area, established trees and newly planted hedge. The rear garden has a covered patio, central lawn established trees and shrubs and a rear entertaining area.

Council Tax Band: F









Approximate Area = 2453 sq ft / 227.8 sq m
 Limited Use Area(s) = 109 sq ft / 10.1 sq m
 Outbuilding & Cabin = 280 sq ft / 24.6 sq m
 Total = 2842 sq ft / 264 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Aldwick Bay is a prestigious private marine estate, originally created in 1928 and 'aimed at city dwellers seeking a quality seaside residence wishing to reside in a peaceful neighbourhood'. The estate which is a designated conservation area, is described as 'one of the best kept secrets along the south coast' offering discerning purchasers the opportunity to live in an exclusive residential setting, lined with mature palm trees, with direct access to the Aldwick Bay stretch of beach in one of the sunniest locations in the country.

Directions

From the Barrack Lane roundabout, continue all the way down to the entrance of Aldwick Bay. At the mini-roundabout, take the second exit onto Manor Way, continue to the turning into West Drive and No 4 will be seen on your right hand side. 07/09/23

Private Estate Charge: We understand the private estate charge is currently £250 p.a.



