



3 The Orchard

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

Price £1,595,000

FREEHOLD

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CL1595 - 02/24



Features

- Substantial Six Bedroom Residence
- Five Reception Rooms
- Highly Sought After Private Marine Estate
- Southerly Rear Garden
- 3914 sqft / 363.6 sqm

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.

This property is one of the earlier detached three storey dwellings constructed in the 1930's, boasting a wealth of features from its original build. In recent years the property has undergone extensive improvements by the current owners including a large single storey side extension and two storey rear extension to create a substantial family home complemented with a southerly rear garden.

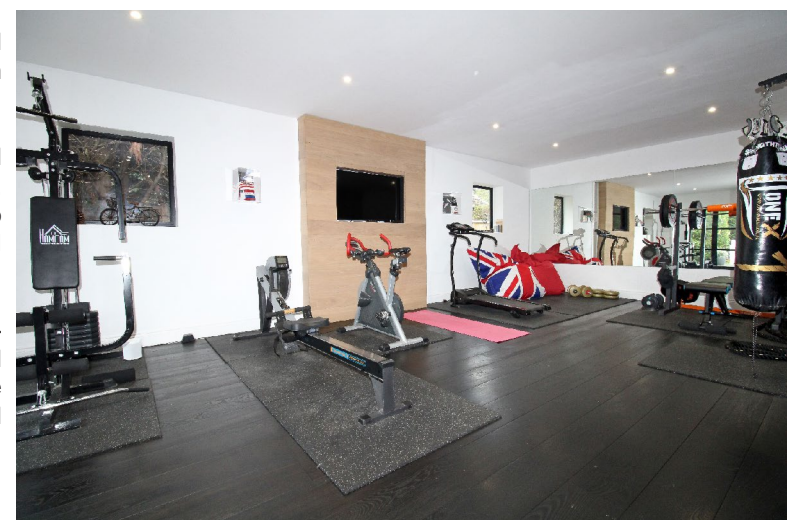
The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



An over size glazed front door with matching natural light flank panelling leads into the welcoming central entrance hall with exposed wood flooring and feature staircase to the first floor. Doors lead from the hall to the kitchen/breakfast room, ground floor cloakroom with w.c. and wash basin, study/home office, dining room and sitting room.

The front aspect kitchen/breakfast room offers a comprehensive range of fitted units and work surfaces incorporating a central island creating a useful breakfast bar with inset wine/drinks chiller. There is an integrated electric hob with hood over, two eye level ovens, dishwasher and space for a free standing American style fridge/freezer. A glazed door and natural light window to the side lead into a side porch which provides access via French doors to the side and boasts a utility cupboard with space for a washing machine and additional boiler room housing the recently updated wall mounted gas boiler.

The separate dining room has two side aspect high level double glazed windows, feature exposed wood herringbone flooring and provides access to both the adjacent sitting room and family via two pairs of double casement doors. The sitting room creates a delightful snug with feature fireplace and two original narrow windows to the side either side of the chimney breast. A door leads back into the hallway, while a further pair of glazed casement doors lead to the rear into the impressive family room which measures 31' 6 x 18' and provides access into the rear garden via three sets of French doors.



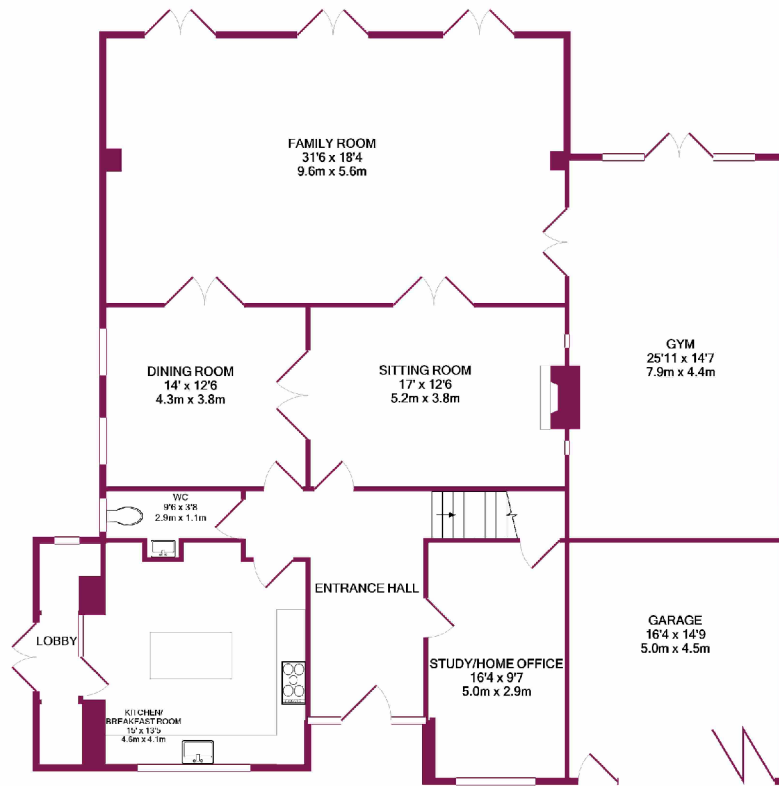
From the family room casement doors lead to the side into the impressive gym measuring 25' 11 x 14' 7 which in turn also provides access to the rear garden. In addition the ground floor offers a front aspect study/home office with feature arch window and walk-in under stair storage cupboard housing the electrics.

The first floor boasts a generous landing with built-in double airing cupboard, principal southerly bedroom suite of bedroom, dressing room and lavish en-suite bath/shower room, guest suite of bedroom with en suite shower room, three further bedrooms and refitted good size family bathroom with feature roll top bath with shower over. The principal bedroom and guest bedroom both provide access on to the Southerly large balcony terrace measuring 33' 6 x 9' 8 with glazed balustrade and delightful view over the southerly rear garden. From the landing a narrow staircase leads to the second floor where there is a further suite of bedroom with adjacent shower room, large walk-in storage rooms and a feature second floor southerly sun terrace.

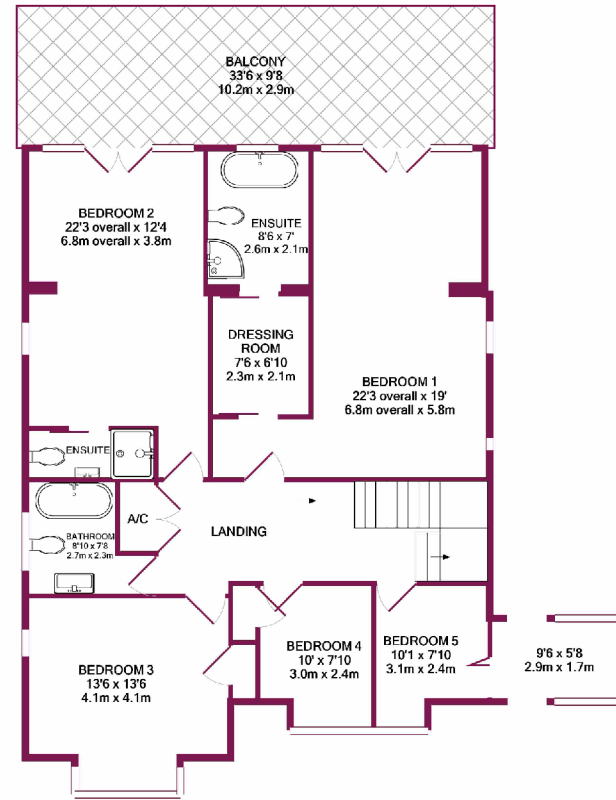
Externally the property boasts a large gravel frontage providing on-site parking for several cars and a garage measuring 16' 4 x 14' 9 with feature original style sliding door. Gates at either side of the property lead through to the rear where there is an established generous southerly garden with lawn, terrace, mature plants, trees and shrubs and paved patio/entertaining space.



To arrange a viewing contact 01243 267026



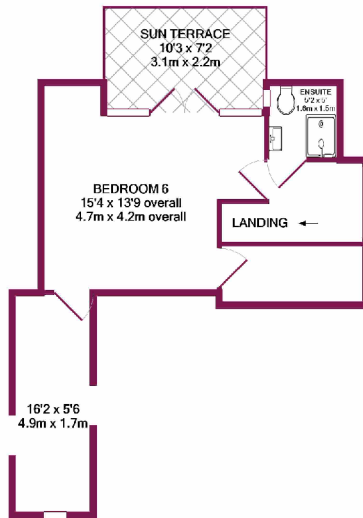
GROUND FLOOR
APPROX. FLOOR
AREA 2223 SQ.FT.
(206.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1317 SQ.FT.
(122.3 SQ.M.)

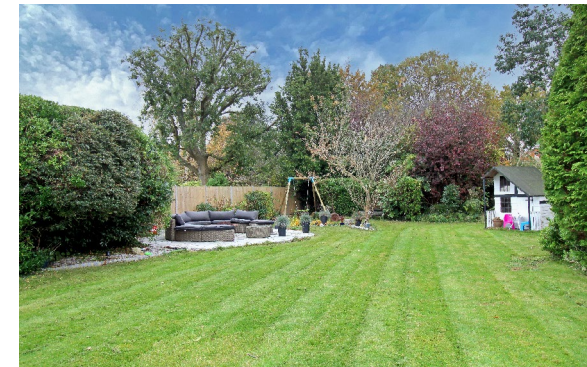
TOTAL APPROX. FLOOR AREA 3914 SQ.FT. (363.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with AutoCAD 2007



2ND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)





Current EPC Rating - C (74)

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

Council Tax - Band G (£)

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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