



**7 Meadow Way**

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

**Guide Price £1,250,000**  
**FREEHOLD**

# 7 Meadow Way

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WE1250-05/24



## Features

- Superbly Appointed Detached Family Home
- 4 Double Bedrooms
- Cul-De-Sac Location In Private Estate
- Former Swimming Pool Below Decking
- 2,575 Sq Ft / 239.2 Sq M

This truly delightful and incredibly deceptive, detached, four double bedroom family home has been significantly improved by the current owners and boasts highly versatile, light and airy, living space, along with features such as a modern wood burning stove in the sitting room, bespoke storage/entertainment units in the lounge, fully fitted kitchen/dining/family room and well stocked landscaped gardens.

The Aldwick Bay private estate was created in the late 1920s 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 estate has become one of the most desirable areas to reside along this coastal stretch. The current annual estate charge is £260 p.a. (2024 - 2025).

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 3 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.



A bespoke double glazed front door opens into a welcoming and inviting entrance hall with light grain, wood effect LVT flooring. A carpeted staircase with handrail and feature balustrade and inset lighting leads to the first floor, along with a useful under-stair storage cupboard. An archway leads from the hallway into the open plan generous kitchen/dining/family room at the rear, while a pair of glazed casement doors lead into the sitting room, along with door to the part integral garage, while a further door from the hallway leads into a ground floor shower room at the front, with corner shower enclosure with fitted shower, close coupled w.c, pedestal wash basin, heated towel rail, tiled walls and flooring with under floor heating and an obscure double glazed window to the front.

The bright and airy sitting room has double glazed French doors with matching flank double glazed panelling to the front, providing access into the front garden, along with a feature stone fireplace with recessed, recently installed, wood burning stove on a granite hearth, an obscure double glazed window to the side, inset ceiling spot lighting to the skimmed ceiling and fitted carpet.

The open plan kitchen/dining/family room is a great entertaining space with two sets of double glazed French doors with matching flank double glazed panelling to the rear providing access into the landscaped rear garden, along with two feature natural light double glazed skylights. Throughout, the room has light grain wood effect LVT flooring with under floor heating, inset spot lighting to the skimmed ceiling and feature integral spot lighting to the base of the kitchen units. The kitchen boasts an impressive range of modern units with granite work surfaces incorporating a large breakfast bar, Range cooker with hood over, additional integrated double oven and warming draw, integrated microwave, two integrated wine chillers, integrated dishwasher and plumbed in 'American' style fridge/freezer.

An archway leads from the kitchen to the adjoining separate lounge which has large double glazed sliding doors to the rear, bespoke fitted storage and entertainment unit to one wall, inset ceiling lighting, and door to the tucked away study/home office with an obscure double glazed window to the side.

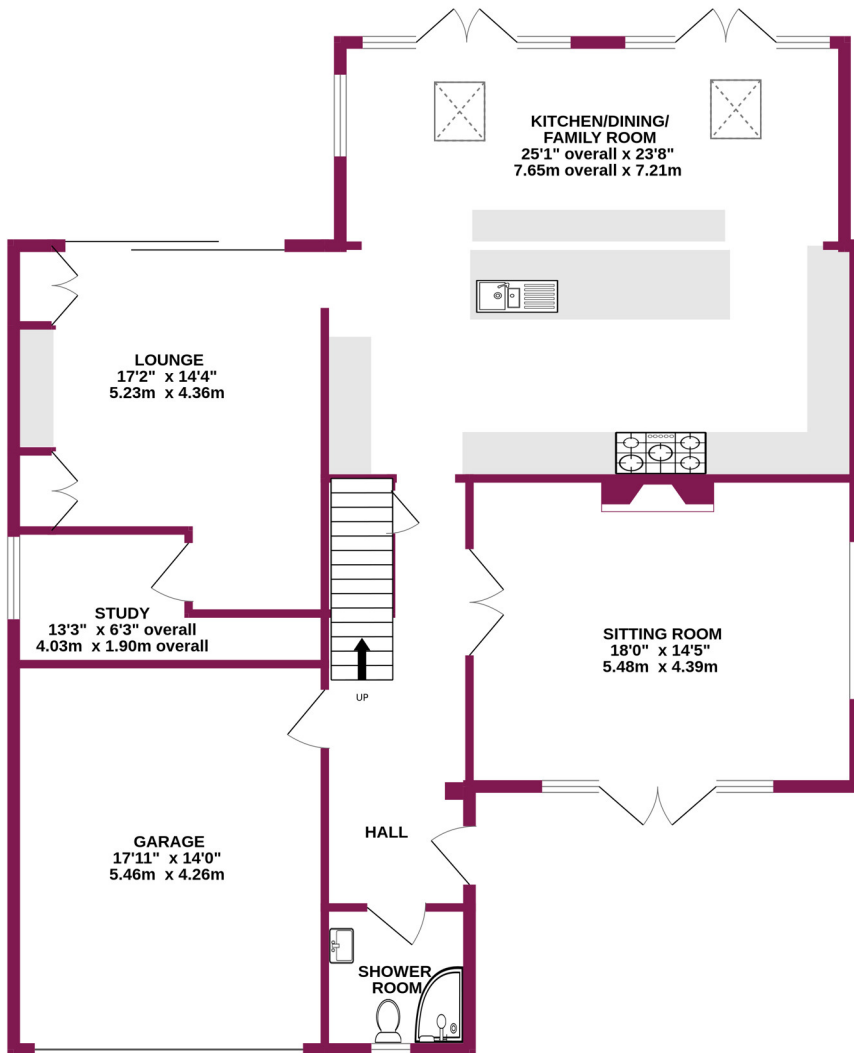
The first floor landing has fitted carpet, an access hatch to the loft space, a built-in storage cupboard and large walk-in airing cupboard with light housing a recently updated 'Veissman' gas boiler and hot water cylinder. Replacement oak doors lead to the four double bedrooms and family bathroom.

Bedroom 1 is a front aspect double room, with large double glazed window, fitted floor to ceiling wardrobes, fitted carpet and skimmed ceiling with inset spot lighting. A door leads into the adjoining en-suite shower room which boasts tiled wall and flooring with under floor heating, an over size shower enclosure with dual shower, double 'his and hers' wall mounted wash basin with storage under, close coupled w.c with adjacent feature recesses, and heated towel rail. Bedroom 2 has a fitted carpet, inset spot lighting to the skimmed ceiling and a double glazed door with flank double glazed windows to the front, providing access onto the delightful sun terrace/balcony with tiled flooring and glazed privacy balustrade. Bedrooms 3 and 4 are both rear aspect, good size double rooms, both enjoying a pleasant outlook over the landscaped rear garden and both with fitted wardrobes, fitted carpet and inset spot lighting to the skimmed ceilings.

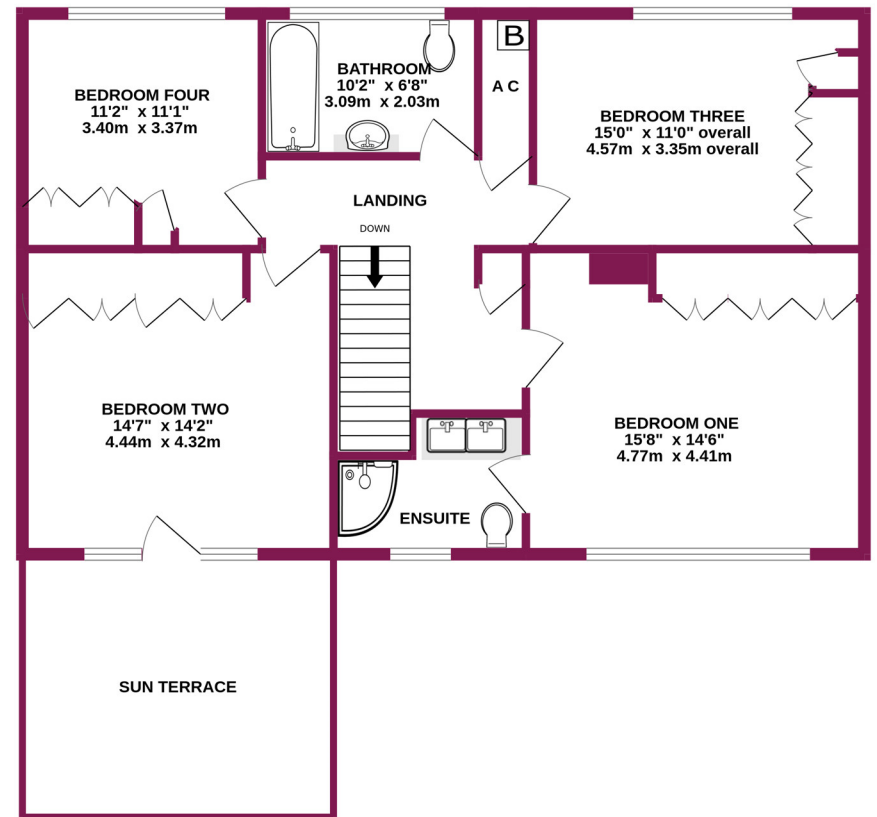
In addition, the first floor provides a generous family bathroom with a shaped bath with fitted shower screen, close coupled w.c, wash basin inset into surround with storage under and light over with adjacent glazed shelved cabinets either side with integral lighting, along with a heated towel rail, tiled walls and flooring and inset spot lighting to the skimmed ceiling.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2575sq.ft. (239.2 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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Externally, the property is approached via a sweeping gravel driveway providing on-site parking for several cars, along with a landscaped front garden of lawn with established borders with an array of Olive trees and external courtesy lighting. The double garage with electrically operated vertical sectional door at the front has power, light and space and plumbing for washing machine and dryer. Gates either side of the property lead to paved pathways which provide access into the rear garden. The delightful rear garden has been extensively improved throughout recent years with external lighting, full width paved sun terrace, which leads to a central raised decked entertaining area covering the former swimming pool (which remains in situ and could be reinstated if desired). Bordering the decking to the sides and rear is a lawn with Olive tree border and further wide beds with an array of shrubs, plants and trees.

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**Current EPC Rating:** C (69)      **Council Tax:** Band G £3,662.96 p.a. (Arun District Council/Aldwick 2024-2025)

**Private Estate Charge:** £260 p.a.(2024 - 2025)

**Coastguards** 

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.