





## 1a Tithe Barn Close, Aldwick Bay Estate

Detached single storey residence situated on the Aldwick Bay Private Marine Estate. Offered with No Forward Chain.



- ▶ **Detached Single Storey Residence**
- ▶ **Dining Room/Bedroom**
- ▶ **Principal Bedroom with 'Jack and Jill' Bathroom**
- ▶ **Wet Room Shower/WC**
- ▶ **Double Garage**
- ▶ **'L' Shaped Sitting/Dining Room**
- ▶ **Modern Fitted Kitchen**
- ▶ **Three Further Double Bedrooms**
- ▶ **South Facing Courtyard and Rear Garden**
- ▶ **Driveway with Ample Parking**

Henry Adams is delighted to market this well-proportioned, spacious bungalow, situated on a quiet cul-de-sac, just a few hundred yards from the sea. Set back from the road, the property has lawns to the front and back and is reached by a generous driveway, leading to a double garage with an electric door.

The accommodation includes a dual aspect, 'L' shaped sitting/dining room with a log burner and patio doors opening onto a sheltered courtyard, this suntrap is a great place to enjoy alfresco dining. The Shaker style kitchen has integrated appliances including an eye-level double oven with microwave, a gas hob with extractor fan and space for white goods, and a hatch to the dining room/bedroom or hobby room. Overlooking the courtyard, the main bedroom has a 'Jack and Jill' bathroom with two basins, a bath with shower and a WC. Located to the rear, are two more bedrooms with garden views. There is also a modern wet room with a shower, basin and WC. All rooms are accessed from the hallway with several storage cupboards. The back garden with well stocked borders, includes a summerhouse and space for a greenhouse. The courtyard and back garden are gated, so pets cannot escape.

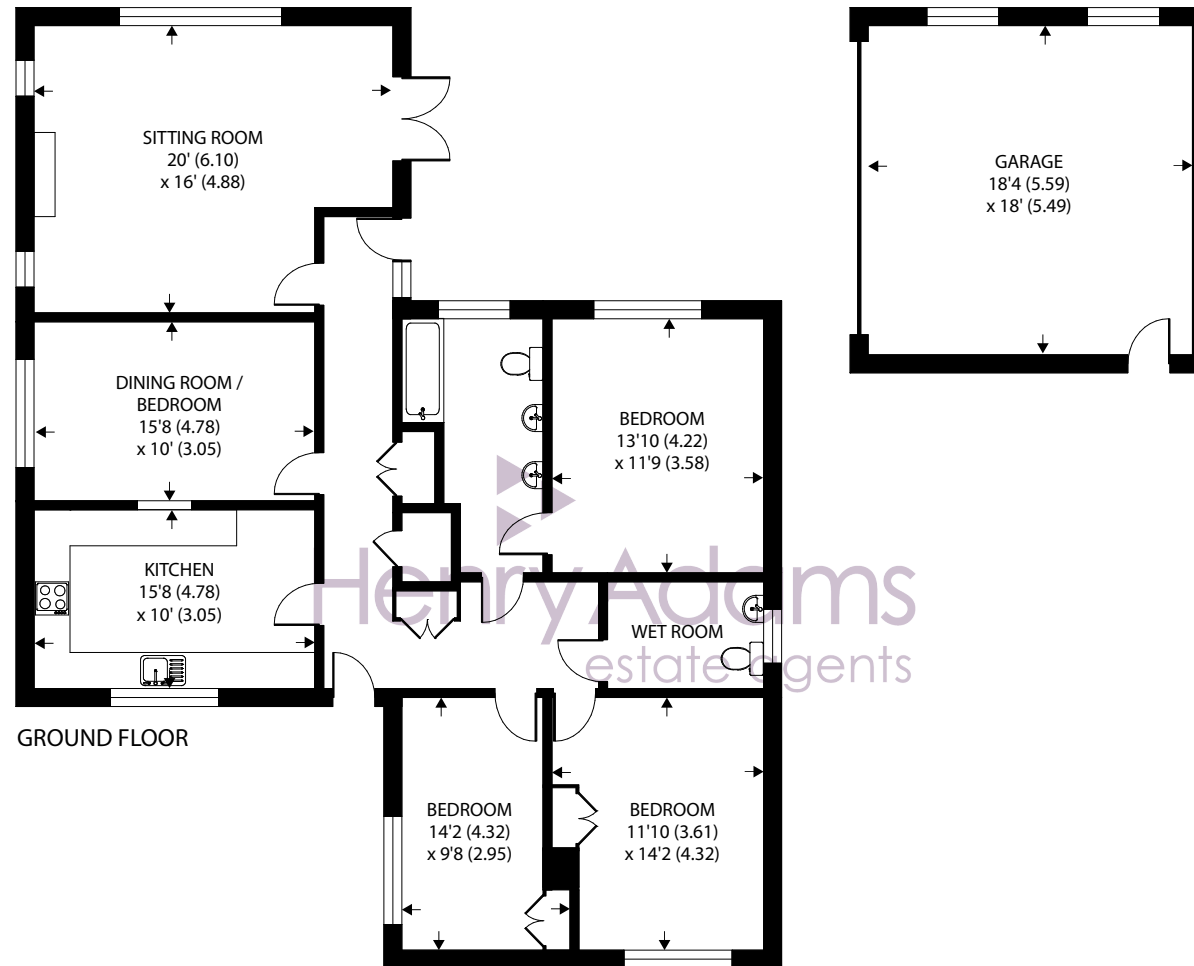
Private Estate Charge: We understand the private estate charge is currently £260 p.a.

Council Tax Band: E









Approximate Area = 1443 sq ft / 134.1 sq m

Garage = 329 sq ft / 30.6 sq m

Total = 1772 sq ft / 164.6 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 Estate is a prestigious, private marine estate, originally built for people 'seeking a quality seaside residence in a peaceful neighbourhood'. A designated conservation area, it is probably described as one of the best kept secrets along the South Coast, offering discerning purchasers the opportunity to live in an exclusive residential setting. The estate has a stunning array of trees including palms and is situated in one of the sunniest places in England.

What3Words ///fittingly.stylists.lows

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