





2 The Orchard, Aldwick Bay Estate

This extended character property is located on a mature prime location on the exclusive Aldwick Bay Private Marine Estate.



- ▶ **Extended Character Detached House**
- ▶ **Dining Room through to Pitched Roof Conservatory**
- ▶ **Five Bedrooms**
- ▶ **Bedroom with En-suite**
- ▶ **Well-Tended Gardens**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Three Bedrooms with Southerly Facing Sun Terrace**
- ▶ **Family Bathroom plus Ground Floor Cloakroom with WC**
- ▶ **Double Garage and Driveway**

This substantial character property is set over three floors and has many period features, the property benefits from mostly double glazing and gas fired central heating, a viewing is thoroughly recommended to appreciate the size of accommodation on offer, together with its position and plot size.

The accommodation comprises spacious and welcoming entrance hallway, sitting room with log burner and overlooking the rear garden, dining room opening to the sitting room and door to the conservatory with access to the rear garden, kitchen/breakfast room with door to side lobby having two generous cupboards, one housing washing facilities, and further door to side access. Cloakroom with WC.

The first floor comprises spacious landing, four bedrooms and family bathroom, the two rear bedrooms have access to a balcony with pleasant views across the southerly facing rear garden, the principal bedroom benefits from an en-suite with corner bath and separate shower cubicle.

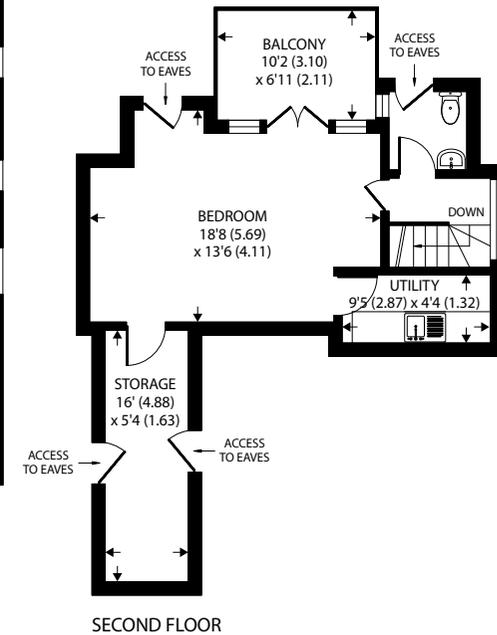
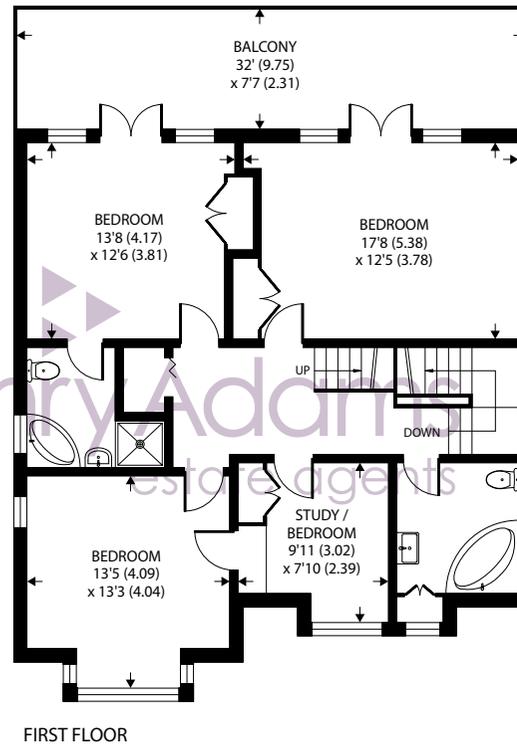
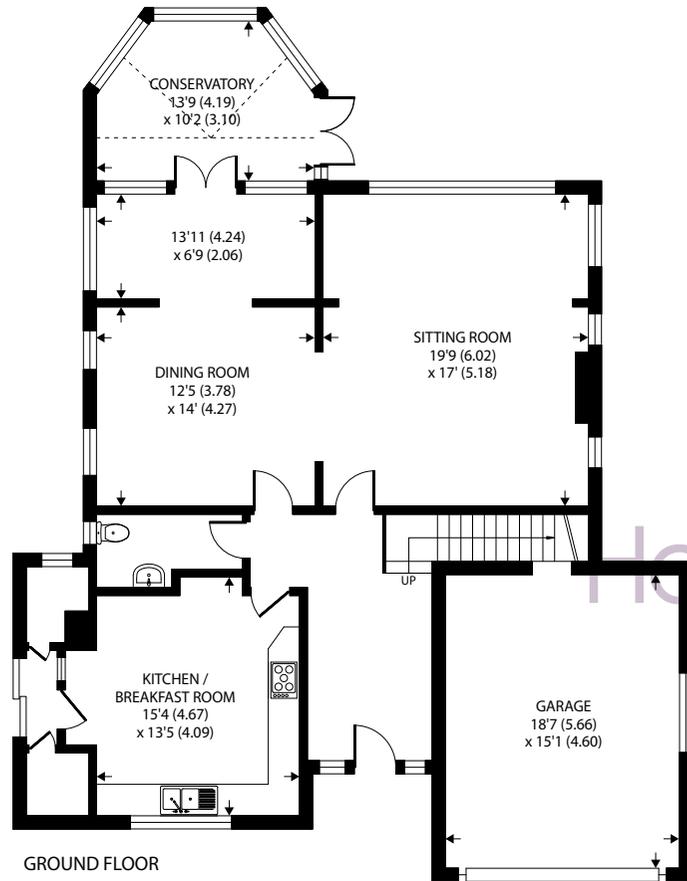
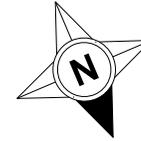
From the landing stairs lead to the second floor landing with door to WC, door to further generous double bedroom with access to a balcony which overlooks the rear garden, utility room and generous walk-in cupboard with further eaves storage.

Private Estate Charge: We understand the private estate charge is approximately £270 p.a.









Approximate Area = 2661 sq ft / 247.2 sq m

Garage = 280 sq ft / 26 sq m

Total = 2941 sq ft / 273.2 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.

Outside, the front garden is predominantly laid to lawn with block paved driveway to side providing ample parking and leading to a double garage accessed via an up and over electric door. The generous well established rear garden is predominantly laid to lawn, having been landscaped and well-tended by the current owners.

Location

The ever popular Aldwick Bay Private Marine Estate is ideal for city dwellers and local residents wishing to reside in a peaceful neighbourhood with private access to the Aldwick beaches. It has been 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 in one of the sunniest locations in the country. 18/11/24

Council Tax Band: G

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