



Little Turrets, 89 The Fairway

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

Guide Price £950,000

FREEHOLD

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AN1000 - 12/24

Features

- A Truly Impressive Detached Thatched Residence
- Corner Plot Position of 0.28 acres
- 4 Bedrooms & Versatile Living Space
- Sought After Private Estate Setting
- Close To Beach
- 2,648 Sq Ft / 246 Sq M (including garage)

Occupying a generous corner plot position within the exclusive Aldwick Bay private marine estate, this impressive detached, thatched residence, has been tastefully and sympathetically improved by the current owners to create an idyllic family home, which provides the modern comforts expected within today's busy lifestyle, while at the same time retaining the characteristic features from its origins.

The prestigious 'Aldwick Bay' private marine estate was created in the late 1920's 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 estate has become one of the most desirable areas to reside along this coastal stretch.

The mainline railway station (London - Victoria approx. 1hr 45mins) can be found within approx. 2 miles to the east in Bognor Regis town centre, along with the pier, promenade 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.

The highly versatile accommodation in brief comprises entrance lobby, hallway, cloakroom/wc, superb open plan living/dining room at the front, modern high specification kitchen/breakfast room, separate family/games room, generous separate utility room, boot/boiler room, first floor landing, four bedrooms (bedroom 3 with an en-suite shower room) and a good size family bathroom.

Furthermore, the property also offers double glazing, a gas heating system via radiators, an oversize garage with attic room over, roof terrace/balcony and wrap around gardens.

A delightful thatch storm porch protects the original oversize hardwood front door which opens into the entrance lobby. A bespoke feature glazed inner door in-turn leads through to the welcoming entrance hall with built-in storage cupboard housing the modern electric consumer unit and meter, an easy-rise feature staircase rises to the first floor with natural light double glazed windows over the half landing. Doors from the hallway lead to the family/games room, living room and under-stair cloakroom with wc, wash basin and window.

The open plan living/dining room is a highly versatile room which can easily be utilised for different entertaining purposes with a feature recess, chimney breast housing a methane fire, along with two pairs of double glazed French doors with flank double glazed panelling providing access to the garden.





From the dining area end of the room a pair of internal casement doors provide access into the adjoining, superbly equipped dual aspect kitchen/breakfast room with feature central island/breakfast bar, a comprehensive range of fitted units complemented with Quartz work surfaces and coloured splash backs, twin eye level ovens, hob with hood over, space for an American style fridge/freezer, along with wine cooler, dishwasher and double glazed French doors to the garden/raised decked area.

The family/games room accessed from the hallway lends itself to a multitude of uses and also provides access into the garden. A door leads from the family/games room to the adjoining, good size utility room, which boasts further fitted units and work surfaces, space and plumbing for a washing machine and dryer, additional eye level oven, feature natural light roof skylight and double glazed window and double glazed door providing access to the garden. From the utility room doors lead to the adjoining garage and boot/boiler room. **N.B. These rooms could lend themselves to annexe potential if desired including an attic room over the garage.**

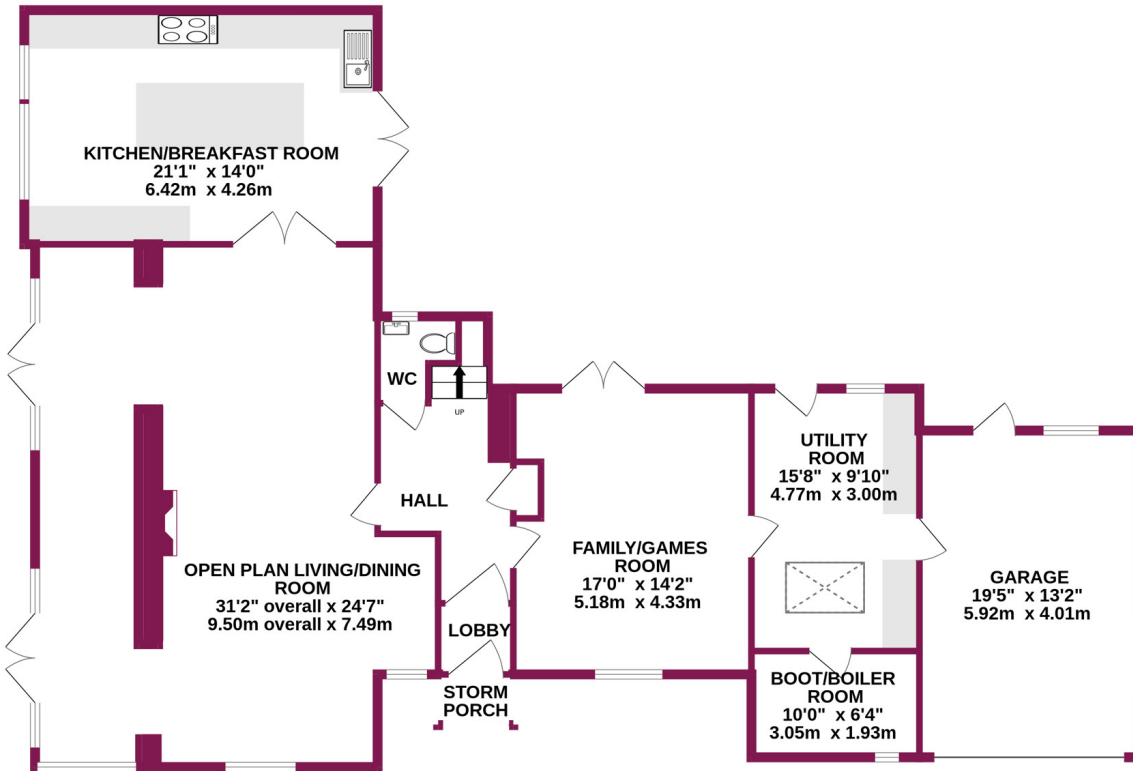
The first floor landing has an oversize access hatch to the loft space with ladder, along with doors to the four bedrooms and family bathroom.

Bedroom 1 is a dual aspect room with fitted wardrobes and provides access onto the balcony/terrace via double glazed French doors. Bedroom 2 is also a dual aspect room and benefits from fitted wardrobes. Bedroom 3 has a built-in wardrobe and benefits an en-suite shower room with corner shower enclosure with fitted shower, modern wash basin with storage under, an enclosed cistern wc, heated ladder style towel rail and double glazed window. Bedroom 4 has a double glazed window and large useful storage cupboard.

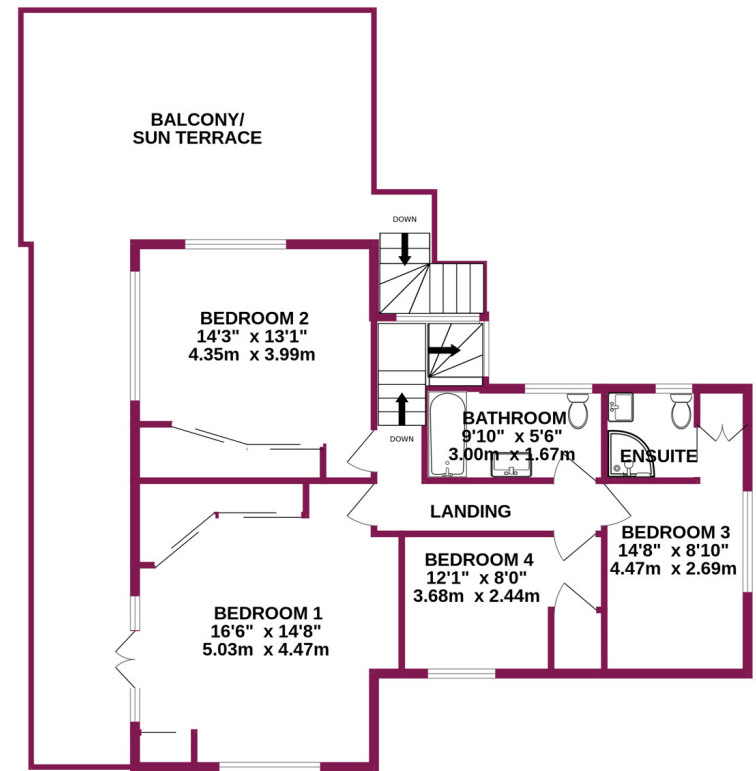
In addition, the first floor offers a generous family bathroom with bath with dual shower over and fitted shower screen, modern wash basin with storage under, close coupled w.c, ladder style headed towel rail, tiled walls and flooring and an obscure double glazed window.



GROUND FLOOR
1796 sq.ft. (166.8 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 2648 sq.ft. (246.0 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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Current EPC Rating: C (71)

Private Estate Contribution: £270.00 p.a. (2025 - 2026)

Council Tax: Band G £3,662.96 p.a. (Arun District Council/Aldwick 2024 - 2025)



Externally, the property provides on-site parking for 3 - 4 cars in front of the oversize pitched roof garage, which boasts an attic room over (original chauffeurs room) accessed via a ladder from the garage which lends itself further opportunity to convert. The established gardens wrap around the property creating a good size area of lawn with mature hedgerow providing privacy, along with a more enclosed garden/entertaining space with raised decked area. An external staircase provides access on to the balcony/sun terrace.



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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.