



## **1 The Fairway**

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

**Guide Price £1,750,000**

**FREEHOLD**



# 1 The Fairway

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

BR1750 - 12/24



## Features

- Imposing 4 Bed Detached Residence
- Detached 1 Bed Self Contained Annex
- 0.7 Of An Acre Plot
- Close To Beach Within Private Estate
- 4,438 Sq Ft / 412.3 Sq M

This superbly appointed detached residence has undergone extensive improvements throughout the years and boasts 4 bedrooms (2 with en suite facilities), 4 reception rooms, conservatory, bespoke fitted kitchen/breakfast room, utility & cloakroom, along with a fabulous detached self contained one bedroom annex, 0.7 acre plot, two extensive secure driveways & a double garage.

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 annual estate charge is £270.00 p.a. (2025 - 2026).

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.





The property is approached via bespoke double hardwood gates which lead into an extensive block paved forecourt with illuminated turning circle, providing secure on-site parking for numerous vehicles, leading to the main entrance and the attached oversize double garage which measures 23' 7" x 20' 2" with electrically operated sectional double door and loft storage. A second driveway leads in from Barrack Lane via a second pair of electrically operated hardwood double gates, where there is further extensive secure on-site parking in front of the detached annex.

Double composite doors at the front of the property lead into a welcoming entrance vestibule where an internal door in turn leads through into the entrance hall with hardwood flooring, under floor heating and a feature carpeted staircase to the first floor with natural light double glazed windows to the front, bespoke handrails and feature glazed balustrade, along with a useful under stair storage cupboard. Doors lead to the kitchen/breakfast room, sitting room, living room and ground floor cloak room with modern fittings of w.c. and wash basin along with a double glazed window to the front.

The ground floor to the main residence boasts well proportioned rooms with 4 reception rooms a, bespoke fitted kitchen/breakfast room, rear lobby, boiler room, utility room and generous pitched roof double glazed conservatory. There are three reception rooms with hardwood flooring and underfloor heating all maximising the Southerly aspect providing a very light and airy feel, comprising a delightful sitting room with feature glass electric built-in fire by Evonic fires, a separate formal dining room and snug style reception between providing access to the rear garden via double glazed French doors. In addition there is a good size dual aspect living room/media room creating a fourth reception measuring 23' 7" x 13' 11" with a double glazed window to the front, double glazed French doors to the rear garden, fitted carpet, radiators and door into the adjoining double garage.

From the dining room a door leads into the kitchen/breakfast room, while French doors lead into the pitched roof double glazed conservatory at the rear measuring 17' 2" x 15' 5" overall with under floor heating to a tiled floor and provides access to the rear garden via two pairs of double glazed French doors.



The kitchen/breakfast room measures 27' 1" x 10' 2" and is positioned at the front of the property, boasting a comprehensive range of solid wood fitted units complemented with natural stone work surfaces incorporating a large breakfast bar, wall mounted illuminated display cupboards, a 'Smeg' range cooker with induction hob, additional eye level Neff oven with microwave over and warming drawer under, plumbed-in American style fridge/freezer and integrated concealed dishwasher. A door leads from the Kitchen/breakfast room to the side into a useful L - shaped side lobby providing access into the garden and has doors to the boiler room housing the modern Veissman boiler (replaced 2021) and adjacent separate utility room with sink, space and plumbing for a washing machine and dryer and space for additional appliances. Plumbing and waste pipe (capped) exist in the utility room should a w.c. be required to be installed.

The first floor of the main residence boasts an impressive landing with natural light double glazed window to the front and feature soft tone inset lighting along with a built-in airing cupboard housing the hot water cylinder and an access hatch to the loft space. Doors lead to the four double bedrooms and family shower room. The master bedroom suite boasts a rear aspect bedroom with laminate flooring and quality fitted wardrobes with a door leading through to the adjoining lavish en-suite bath/shower room measuring 14' 1" x 7' 6" equipped with an oversize shower enclosure with shower jets, rain shower and steam function, jacuzzi/spa bath, his n hers twin floating wash basins, w.c., bidet, tv and radio and tiled heated flooring. Bedroom 2 also boasts a good size en-suite shower room while bedroom 3 benefits from views towards the sea to the rear. Bedroom 4 is a front aspect room currently utilised as a study/home office and is a good size double fourth room measuring 13' 7 x 13' overall. In addition the first floor boasts, a good size family shower room with large shower cubicle with power shower, wash basin inset into surround with storage under, w.c. and bidet.























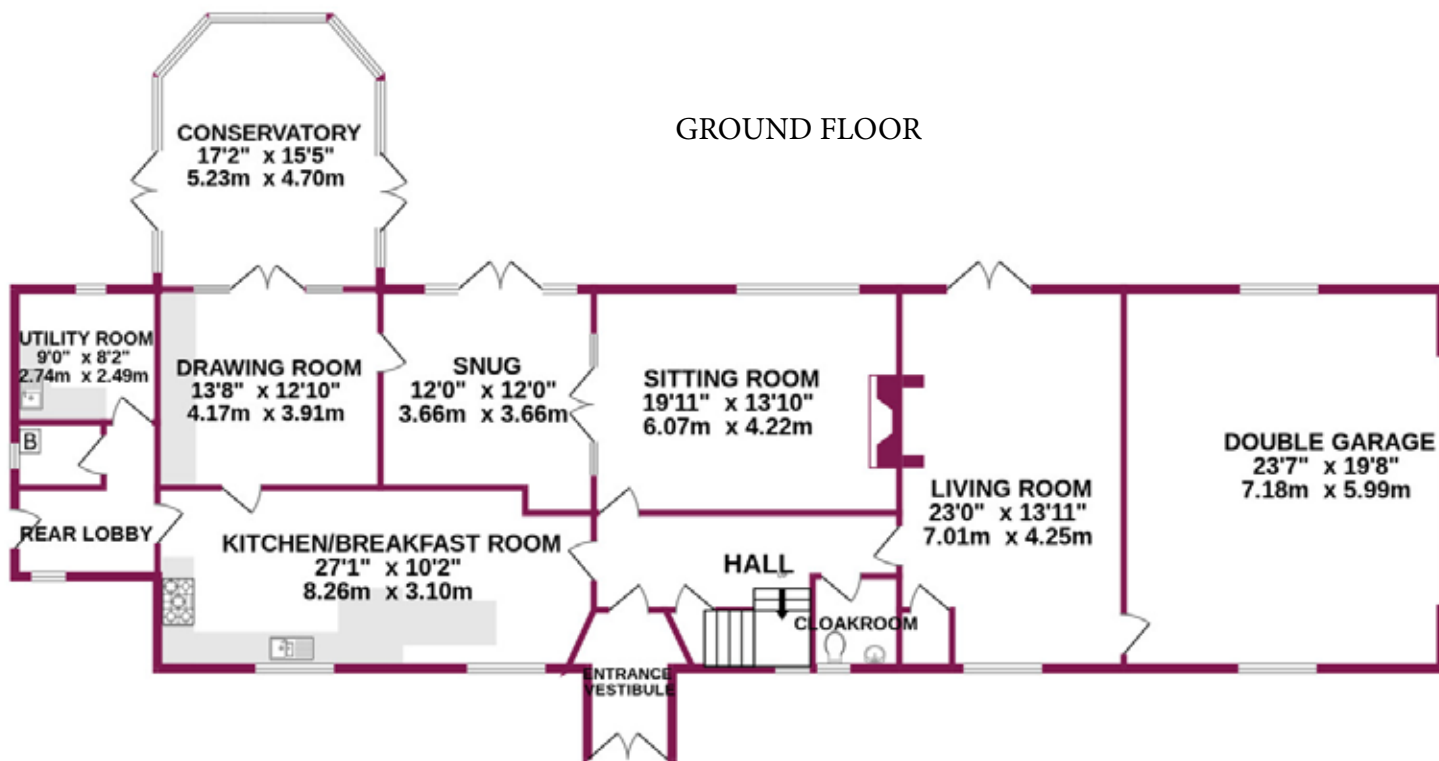




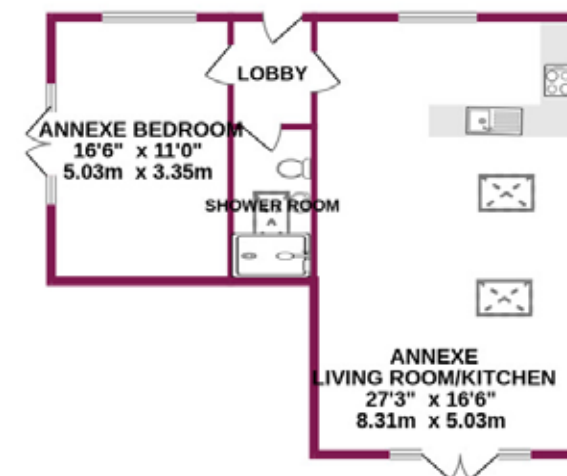




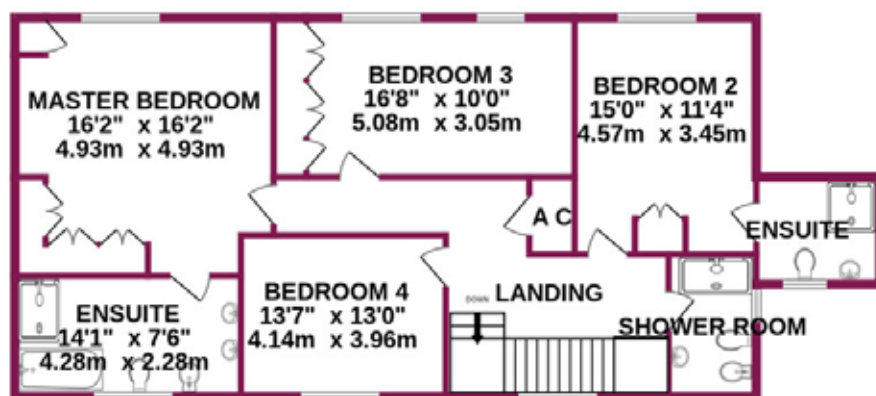
## GROUND FLOOR



## ANNEXE



## FIRST FLOOR



## ALDWICK BAY ESTATE

TOTAL FLOOR AREA : 4438sq.ft. (412.3 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.

Made with Metropix ©2023





The detached pitched roof annexe is positioned behind the main residence and provides an incredibly light, airy and spacious feel with feature vaulted ceilings of approx 12' 8" height. A private entrance leads into a central lobby with doors to the fabulous open plan kitchen/living room, double bedroom and shower room. The kitchen/living room measures 27' 3" x 16' 6" overall with a modern fitted kitchen to one corner, independent gas boiler (servicing the hot water and under floor heating), window to the front, 2 natural light skylight windows, feature high level natural light triangular window to the rear and French doors providing access to the garden at the rear. The double bedroom also provides access to the garden via French doors to the side and the shower room has been tastefully fitted with oversize shower enclosure.

Externally the 0.7 acre plot wraps around the property with a delightful wild nature garden at the front with grass pathways and feature pond. Within the grounds there is playhouse, insulated summer house, delightful covered timber gazebo for alfresco dining and an additional metal gazebo with numerous seating areas. External lighting to the borders and seating areas enhances the superb outside space.

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.

**Current EPC Rating: C (70)**

**Estate Charge: £270.00 p.a. (2025 - 2026)**

**Council Tax Band: G £3,662.96 (2024 - 2025)**  
Arun District Council

6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)