





# 1 The Fairway, Aldwick Bay Estate

A substantial, extended Mock Tudor detached house with self-contained detached annexe on The Aldwick Bay Estate.



- ▶ **Private Marine Estate**
- ▶ **1930's Mock Tudor**
- ▶ **5 Reception Rooms**
- ▶ **3 Bathrooms**
- ▶ **Beautifully Landscaped Gardens**
- ▶ **Modernised and Extended**
- ▶ **1 bedroom Self Contained Annexe with Separate Driveway**
- ▶ **4 Double Bedrooms**
- ▶ **Sea Glimpses**
- ▶ **Double Garage**

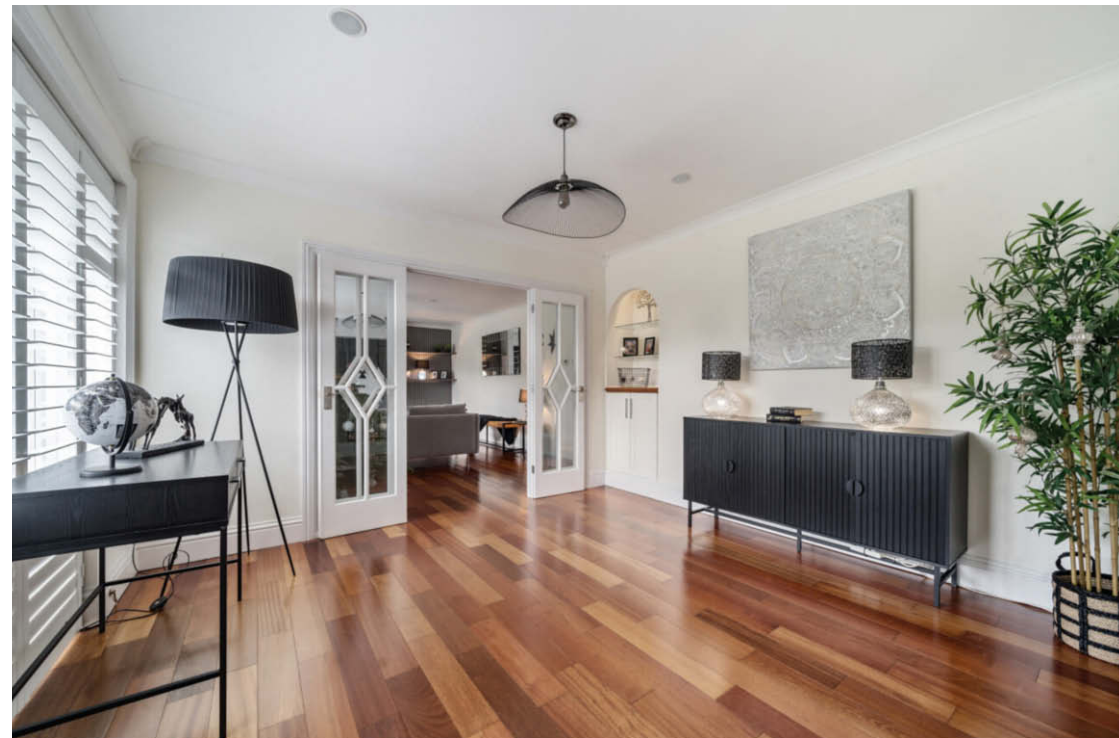
Nestled within the private marine estate, this exceptional five bedroom detached house offers an unparalleled standard of luxury living. The stunning 1930's mock Tudor façade creates a visually captivating appeal, setting the tone for the exquisite interior that lies within. Modernised and extended to the highest specifications, this property exudes an elegant blend of contemporary design and classical charm.

Upon arrival, the grandeur of the home is immediately evident, with a large block paved driveway providing ample parking space for multiple vehicles. The double garage provides ample storage space, adding convenience to the already impressive array of features.

This remarkable residence boasts an impressive five reception rooms, offering a multitude of versatile spaces to entertain guests and unwind in style. The four double bedrooms exude tranquillity and comfort. The luxurious bathrooms feature sleek fixtures and fittings, further enhancing the lavishness of this home.

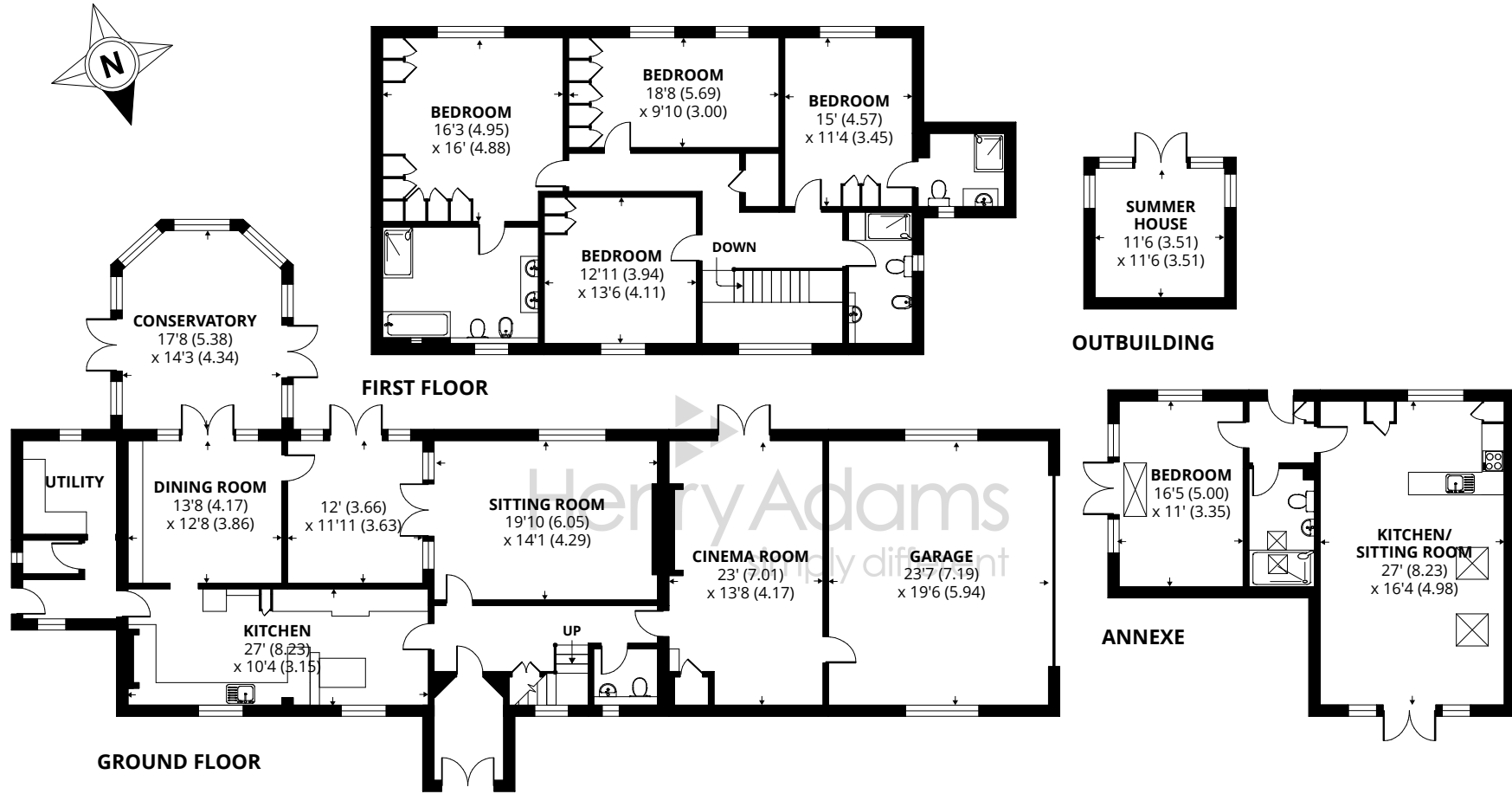
In addition, this property features a self-contained annexe with its own separate driveway and entrance, offering an ideal guest accommodation or a private retreat for family members.

Private Estate Charge: We understand the private estate charge is approximately £250 p.a.









Approximate Area = 3685 sq ft / 342.3 sq m (includes garage)

Annexe = 737 sq ft / 68.5 sq m

Outbuilding = 132 sq ft / 12.3 sq m

Total = 4554 sq ft / 423.1 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.

The beautifully landscaped gardens enveloping the property serve as a picturesque backdrop to the house, with a wild flower meadow with feature pond adding a touch of natural beauty. Discover an oasis of relaxation in the summer house, perfect for enjoying lazy afternoons or hosting delightful gatherings. Adjoining the summer house, a gazebo and a brick-built barbecue allow for culinary adventures, adding a delightful touch for al fresco dining. Sea glimpses can be enjoyed providing a sense of serenity and a reminder of the sublime coastal location. Whether you seek a prestigious family home or a tranquil retreat away from the bustling city, this premium residence offers it all.

### Location

Aldwick Bay is a prestigious private marine estate, originally created in 1928 when the land was sold by the Lord of the Manor of Aldwick, William H B Fletcher, to a Bloomsbury development company. Described by the company owner, Captain Allaway as 'an outstanding example of development Land', The Aldwick Bay Estate, was 'aimed at town dwellers seeking a quality seaside residence and for the retired wishing to reside in a peaceful neighbourhood'. 20/12/24

