



5 Meadow Way

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

Price £895,000
FREEHOLD

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HA895 - 12/24

Features

- **Superbly Appointed Detached Chalet Style Residence**
- **3 - 4 Bedrooms, Versatile Living Space**
- **Cul-de-sac Position Within Idyllic Private Estate Setting**
- **Close To Private Beach**
- **Solar Panels With Battery Storage**
- **Underfloor Heating**
- **1,993 Sq Ft / 18.1 Sq M (including garage)**

Situated within the Aldwick Bay private estate, this exceptional detached, two storey residence, has been the subject to extensive improvements throughout the years. Occupying a cul-de-sac position, within a few hundred metres walk to the private beach, the property boasts superbly appointed, light and airy accommodation comprising a generous reception hall, ground floor shower room, rear aspect open plan fitted kitchen/dining room leading into a versatile snug, separate sitting room/bedroom 4 at the front, first floor landing, principal bedroom at the rear with en-suite shower room two further first floor bedrooms and a first floor bathroom. There is a Leutron wireless lighting system in the kitchen, dining room and snug.

Furthermore, the property offers underfloor heating (independent in the ensuite and first floor bathroom), double glazing, secure on-site parking for several cars, a carport, attached garage which houses the water softener, solar panels with battery storage, EV charging point and a generous, landscaped, fully enclosed rear garden which houses a large highly versatile summer house/cabin style studio.

The prestigious 'Aldwick Bay' private residential 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 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 at the front via double gates with a gravel driveway which leads to a large pitched roof portico with inset lighting which protects the front door which in turn opens into a delightful, welcoming generous reception hall with natural light double glazed panelling to the front, hardwood flooring with underfloor heating, a bespoke carpeted staircase with hand rail/balustrade to the first floor, and useful under stair storage cupboard. An double glazed door from the reception hall leads to the side under the carport, while oak hardwood doors lead to the kitchen, snug, sitting room and ground floor shower room which boasts a suite of oversize shower enclosure with fitted dual shower, wash basin, enclosed cistern wc, tiled walls and tiled flooring with underfloor heating.





Positioned behind the sitting room and accessed from the hallway is a versatile snug with a high level double glazed window to the side and tiled flooring with underfloor heating. An open plan walkway leads to the rear into the open plan dining room which provides access into the rear garden via double glazed sliding doors and has tiled flooring with underfloor heating. The kitchen is also open plan to the dining room and boasts a comprehensive range of fitted units and work surfaces, along with a central island/breakfast bar and integrated appliances, a double glazed window and door to the rear and tiled flooring with underfloor heating.

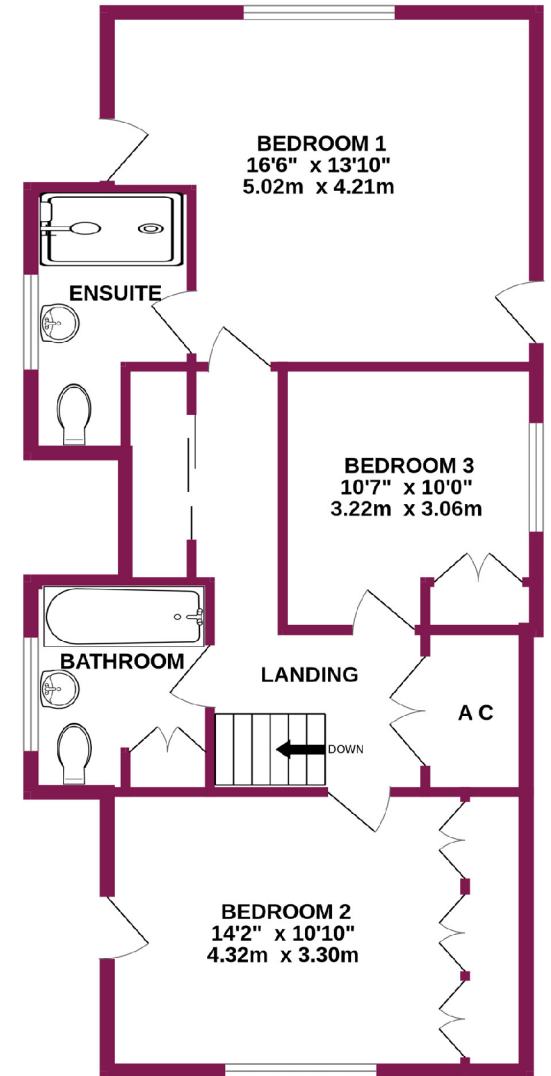
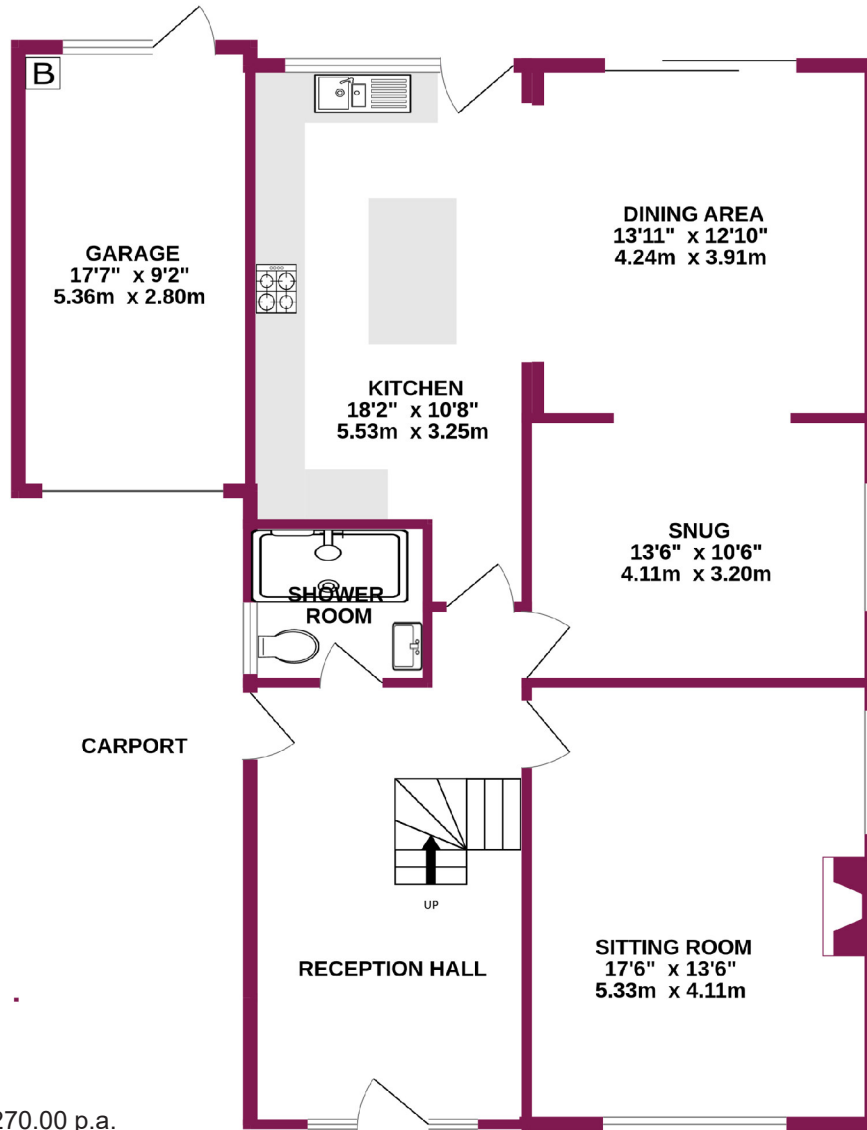
The first floor boasts a landing with large built-in double linen cupboard, access hatch to the boarded loft space with fitted ladder, a useful built-in wardrobe/storage cupboard and doors to the three bedrooms and bathroom. Bedroom 1 is positioned at the rear of the property enjoying a pleasant outlook over the rear garden, eaves storage access, underfloor heating and door to the adjoining modern en-suite shower room, with shower enclosure with fitted shower, wash basin with storage under, wc, ladder style heated towel rail and double glazed window to the side. Bedroom 2 has a large double glazed window to the front, fitted wardrobes, further access to eaves storage and underfloor heating. Bedroom 3 has a high level double glazed window to the side with eaves storage under, wardrobe and underfloor heating. In addition, there is a bathroom with a white suite of shaped bath with shower over, wc, wash basin, over bulkhead storage cupboard, ladder style heated towel rail and a large double glazed window to the side.

Externally, there is an established front garden, a side carport in front of the garage with electrically operated door which houses the modern wall mounted gas boiler, pressurised hot water cylinder and solar panel battery storage. The generous rear garden offers a patio, shaped lawn with block paved path, which leads to a block paved sitting area in front of a highly versatile detached summer house/cabin/studio which has air conditioning, power, light, tv aerial and cloakroom with wash basin and wc. To the side are raised vegetable beds and a further storage shed behind the summer house.



GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.

1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



Current EPC Rating: B (87)

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

Council Tax: Band F £3,174.55 p.a.
(Arun District Council/Aldwick 2024 - 2025)

PORTICO

TOTAL FLOOR AREA : 1993 sq.ft. (185.1 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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6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

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