



Colts Bay, Aldwick

Guide Price £1,000,000

 **Henry Adams**  
estate agents







# Colts Bay, Aldwick

- Beautiful Detached House on Private Estate
- Wonderful Aldwick Location 0,2 miles from the sea
- 3 Receptions
- Bespoke Kitchen and Utility Room
- 4 Bedrooms
- Large Principal Bedroom Suite
- Lovely Mature Garden on Three Sides
- Three bathrooms and downstairs cloakroom
- Potential Annexe
- Garage and large Drive for ample parking

Introducing a stunning detached house, situated in a private estate, presented in excellent condition throughout. The property's allure is further enhanced by a lovely private garden enveloping three sides, ensuring privacy and tranquillity in this superb Aldwick address only 0.2 miles from the beach.

One of the standout features of this residence is the fabulous reception space, with the potential for 3 separate reception rooms. providing a fantastic area for entertainment. With four/five bedrooms, including an enormous principal bedroom suite which could be divided into two, this home offers ample space for families or those seeking room to grow.

The bespoke kitchen adds a touch of luxury, designed to cater to the culinary needs of the most discerning chefs. Lined with modern appliances and sleek finishes, this area is sure to inspire culinary creations and daily gatherings around the heart of the home. A separate utility room is beside equipped to the same standards.



















## Colts Bay, Bognor Regis

Approximate Area = 2659 sq ft / 247 sq m

Garage = 217 sq ft / 20.1 sq m

Total = 2876 sq ft / 267.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1347425



Outside, there is a good sized garage and large gravel driveway giving ample off-street parking. Situated a mere 0.2 miles from the beach, residents can enjoy the coastal breeze and serene views, creating a tranquil escape from the hustle and bustle of daily life. The property's prime location in the wonderful Aldwick neighbourhood further enhances its appeal, providing easy access to local amenities, schools, and recreational facilities.

In summary, this beautiful house offers a harmonious blend of contemporary living spaces, elegant design elements, and a coveted location near the beach. Don't miss the opportunity to make this residence your own and experience the epitome of coastal living in this sought-after area.

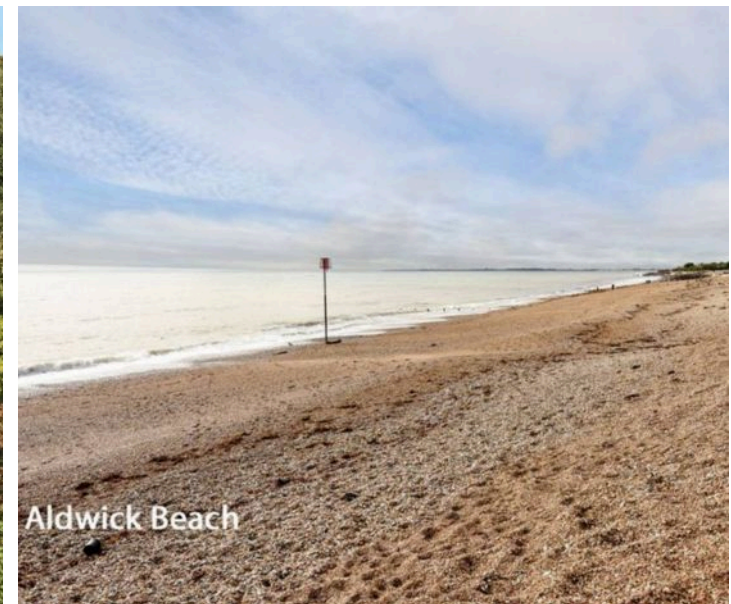
The property is situated in a highly regarded and much sought after location within a level walk to Aldwick beach. Coastguards Parade, which comprises an array of local shops including a family butcher and newsagents is close by. Bognor Regis town centre is about two miles, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, with its pedestrianised shopping precinct, comprehensive range of bistros, cafes and restaurants, as well as Chichester Festival Theatre, is approximately six miles.

What3Words ///strutted.lies.otherwise

Private Estate Charge: We understand the private estate charge is approximately £370 p.a. (£185 bi-annually).

Tenure: Freehold & Council Tax Band: G

EPC Energy Efficiency Rating: C







## Henry Adams - Bognor and Aldwick

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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.