



1 The Fairway, Aldwick Bay Estate, PO21 4EL

Guide Price £1,575,000



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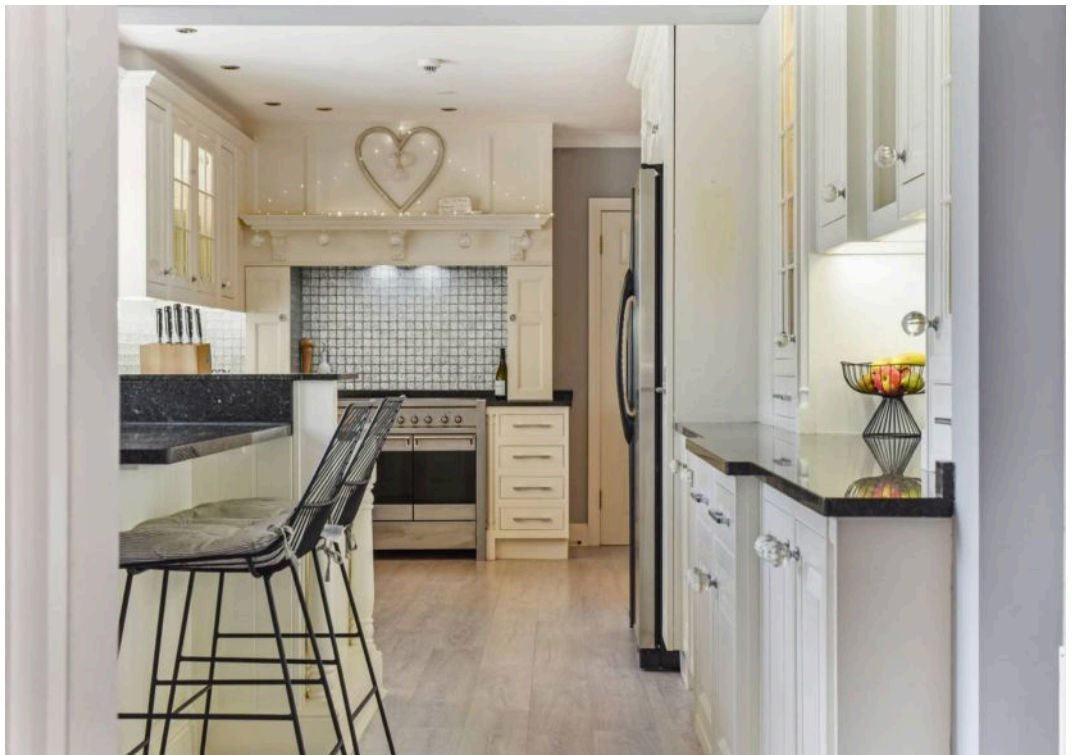
1 The Fairway

Aldwick Bay Estate

A stunning family home on the Aldwick Bay estate with landscaped gardens, double garage and secure parking, plus a luxury one bedroom annexe ideal for guests or multi-generational living.

- Impressive four-bedroom family home with spacious, well-balanced accommodation
- High-specification detached one-bedroom annexe with independent access and services
- Set within approximately 0.7 acres of beautifully landscaped wrap-around grounds
- Four reception rooms offering flexible living and entertaining space
- Bespoke kitchen/breakfast room with integrated appliances and stone work surfaces
- Luxurious main bedroom suite with spa-style en-suite
- Attractive grounds featuring a wild garden, pond, summer house, gazebos and outdoor lighting
- Approached via bespoke electronically operated gates with extensive secure parking
- Oversized double garage plus additional gated driveway from Barrack Lane
- Prestigious Aldwick Bay Estate location, a highly sought-after coastal address.







1 The Fairway

Aldwick Bay Estate

Set within approximately 0.7 acres of beautifully landscaped, wrap-around grounds, this impressive four-bedroom family home offers exceptional space, privacy and versatility, complemented by a high-specification detached annexe and an oversized double garage. From the moment you arrive, the property makes a striking impression, approached via bespoke electronically operated double gates opening onto an expansive block-paved forecourt with illuminated turning circle and secure parking for numerous vehicles. A second gated driveway from Barrack Lane provides additional parking and independent access to the annexe, ideal for flexible living arrangements.

The main residence opens into a welcoming entrance hall, finished with hardwood flooring, underfloor heating and a feature staircase with glazed balustrade, setting the tone for the quality found throughout. The ground floor offers generous and well-balanced accommodation, including four reception rooms designed to maximise natural light and the home's southerly aspect. These include an elegant sitting room with contemporary feature fireplace, a formal dining room, a snug with French doors opening onto the garden, and an impressive dual-aspect living/media room with direct access to the garage.



- Impressive four-bedroom family home with spacious, well-balanced accommodation
- High specification detached one bedroom

At the heart of the home lies a bespoke kitchen/breakfast room, thoughtfully designed for both everyday living and entertaining. Solid wood cabinetry, natural stone worktops and a comprehensive range of integrated appliances are complemented by a substantial breakfast bar and display units. From here, the home flows seamlessly into a stunning pitched-roof conservatory, flooded with light and opening onto the rear gardens via multiple sets of French doors. Practical spaces include a utility room, boiler room and side lobby with garden access, all discreetly positioned to support modern family life.

The first floor continues to impress, with four spacious double bedrooms arranged around a bright central landing. The principal suite enjoys garden views and a luxurious spa-style en-suite featuring a jacuzzi bath, steam shower, twin basins and underfloor heating. A second en-suite bedroom, two further doubles — one with glimpses towards the sea — and a contemporary family shower room complete the accommodation.





Positioned discreetly to the rear, the **detached one-bedroom annexe** is a standout feature, offering exceptional flexibility with its own private entrance and independent services. Flooded with natural light, vaulted ceilings of approximately 12'8", skylights and feature glazing create a bright, airy interior. The open-plan kitchen/living area and generous double bedroom both provide direct garden access, complemented by a contemporary shower room, making this a fully self-contained and highly desirable space.

The **gardens are a true highlight**, combining formal landscaping with a charming wild garden, winding pathways and multiple seating areas. Features include an insulated summer house, covered timber gazebo for alfresco dining, and carefully designed external lighting, allowing the grounds to be enjoyed day or evening.

Established in the late 1920s, the Aldwick Bay private estate was originally created as an exclusive residential environment. Designed as a coastal retreat - it has since become one of the most desirable addresses along this stretch of coastline.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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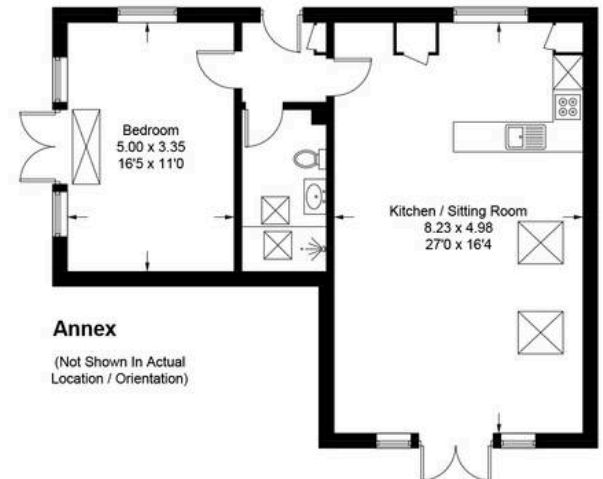
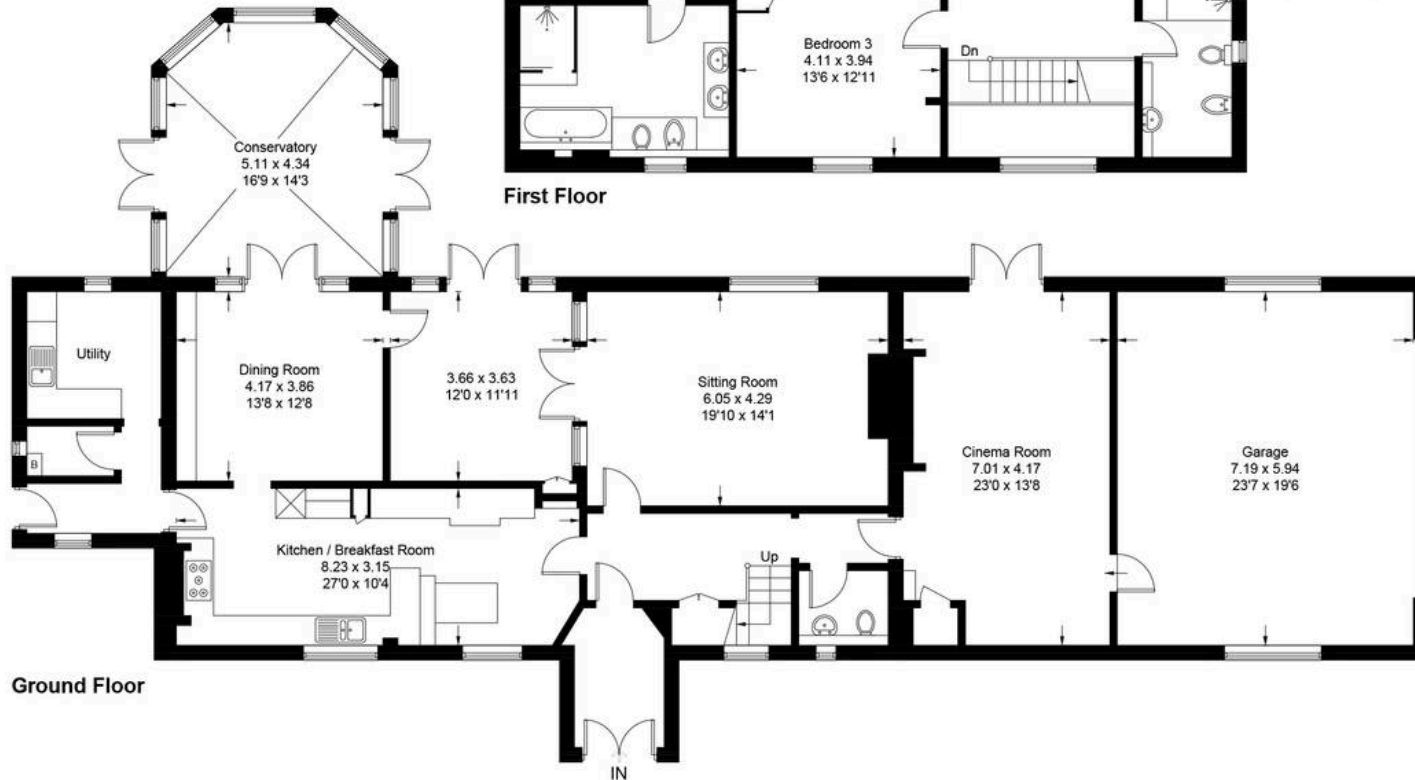
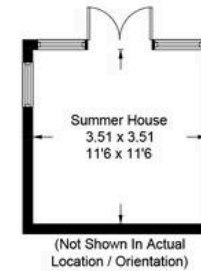
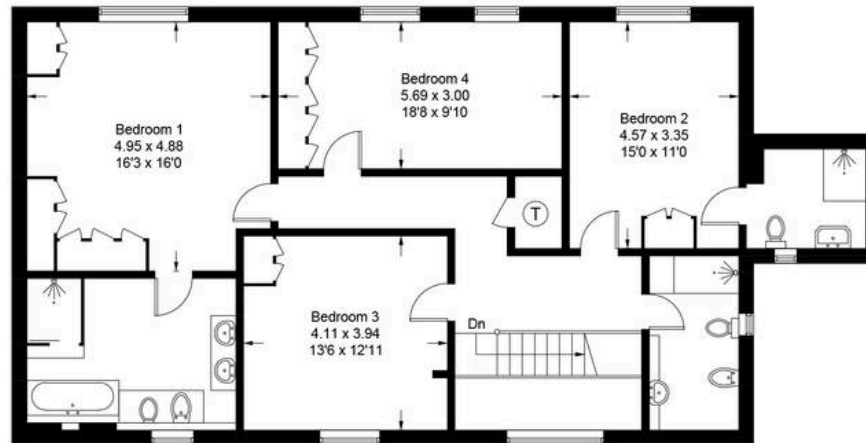
Approximate Gross Internal Area = 340.6 sq m / 3666 sq ft

Annex = 68.6 sq m / 738 sq ft

Outbuilding = 12.2 sq m / 131 sq ft

Total = 421.4 sq m / 4535 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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