



Sea Retreat, 66 Barrack Lane, Aldwick

Guide Price £750,000

 **Henry Adams**
estate agents



Sea Retreat, 66 Barrack Lane

- Fabulous Detached House
- Great Aldwick Location
- Spacious Formal Reception Room
- Superb Extended Kitchen/Family Room
- Separate Dining Room
- Large Separate Studio
- Study
- 4 Bedrooms, including En-suite
- Garage and Ample Off-street Parking
- Lovely West Facing Garden

Introducing an outstanding 4 bedroom chalet bungalow which has been hugely extended from the original house situated in the coveted Aldwick locale.

This fabulous detached house offers superb family living space and a large separate studio, currently used as an art studio but which could easily be converted into a separate annexe. It also offers a garage and ample off-street parking.

The front door opens to a welcoming hallway which leads to all ground floor rooms and has stairs to the first floor. The spacious reception room is double aspect with large window looking to the front of the house and a feature fireplace. The formal dining room also has a window to the front garden and a feature fireplace. Also on the ground floor are a study and separate WC.

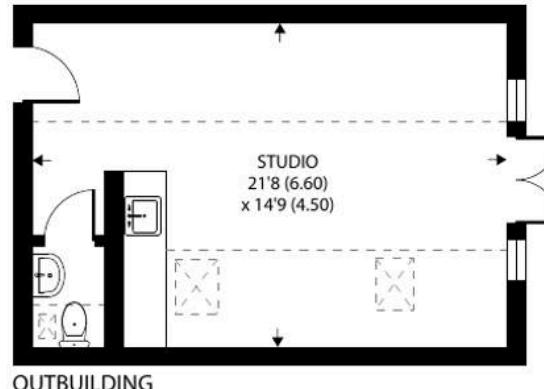
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Denotes restricted head height



Barrack Lane, Bognor Regis

Approximate Area = 1762 sq ft / 163.6 sq m

Limited Use Area(s) = 243 sq ft / 22.5 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 2153 sq ft / 199.8 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). ©nchecom 2025.
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The ground floor accommodation is completed by a lovely kitchen/family room which has been extended across the back of the property to provide a lovely room with kitchen area comprising modern Sylvara fully fitted kitchen with breakfast bar and stone worktops. The room also features French doors opening to the garden, a separate utility room and ample space for sofas and chairs.

In the garden is the really spacious studio which has power and water and could very easily be converted to a separate annexe.

On the first floor, there is a great principal bedroom with en-suite shower room and double wardrobe and three further bedrooms, all with built-in wardrobes. A well presented family bathroom features both bath and shower cubicle.

The property occupies a most pleasant situation close to the Aldwick Bay Estate and the sea. Just a stone's throw away is a local parade of shops with further shopping facilities close by in Rose Green. The Cathedral City of Chichester is a short drive away with numerous facilities including shops, restaurants, Chichester Festival Theatre and mainline railway station with services to London Victoria. To the north of Chichester is open countryside around The Downs and sporting and other events at Goodwood.

What3Words ///crunched.voice.glue

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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