





Little Turrets, 89 The Fairway, Aldwick Bay

Charming character property set in generous wrap-around gardens on the popular Aldwick Bay Private Marine Estate.



- ▶ **2,719 Sqft Detached Thatched House**
- ▶ **South Facing Sitting Room**
- ▶ **Master Bedroom Suite**
- ▶ **South Facing Sun Terrace**
- ▶ **Wrap-Around Gardens**
- ▶ **Kitchen/Breakfast Room And Utility**
- ▶ **Dual Aspect Formal Dining Room**
- ▶ **Two Further Double Bedrooms**
- ▶ **Family Bathroom**
- ▶ **Garage With Potential To Extend**

A substantial character property situated on the exclusive Aldwick Bay Private Marine Estate, which has been loved by the current residents for many years. Although the property would benefit from some modernisation, the generous accommodation to the principal rooms are ideal for entertaining and modern family living.

The original oak door opens onto a spacious hallway. The kitchen/breakfast room leads to the utility area with access to the garage and garden. The kitchen would benefit from modernisation and there is potential to extend into the utility. The south facing sitting room has a feature fireplace with double archways leading to the sun room with patio doors opening onto the south facing principal garden. The dual aspect formal dining room also has patio doors opening onto the front and rear gardens and a briquette fire surround. On the first floor, the master bedroom has fitted wardrobes, an en-suite shower and dressing area with patio doors opening onto the roof terrace. There are two further double bedrooms and a family bathroom. There is the potential to extend above the utility room and into the existing room above the garage, previously used as a 'chauffeur's bedroom'.

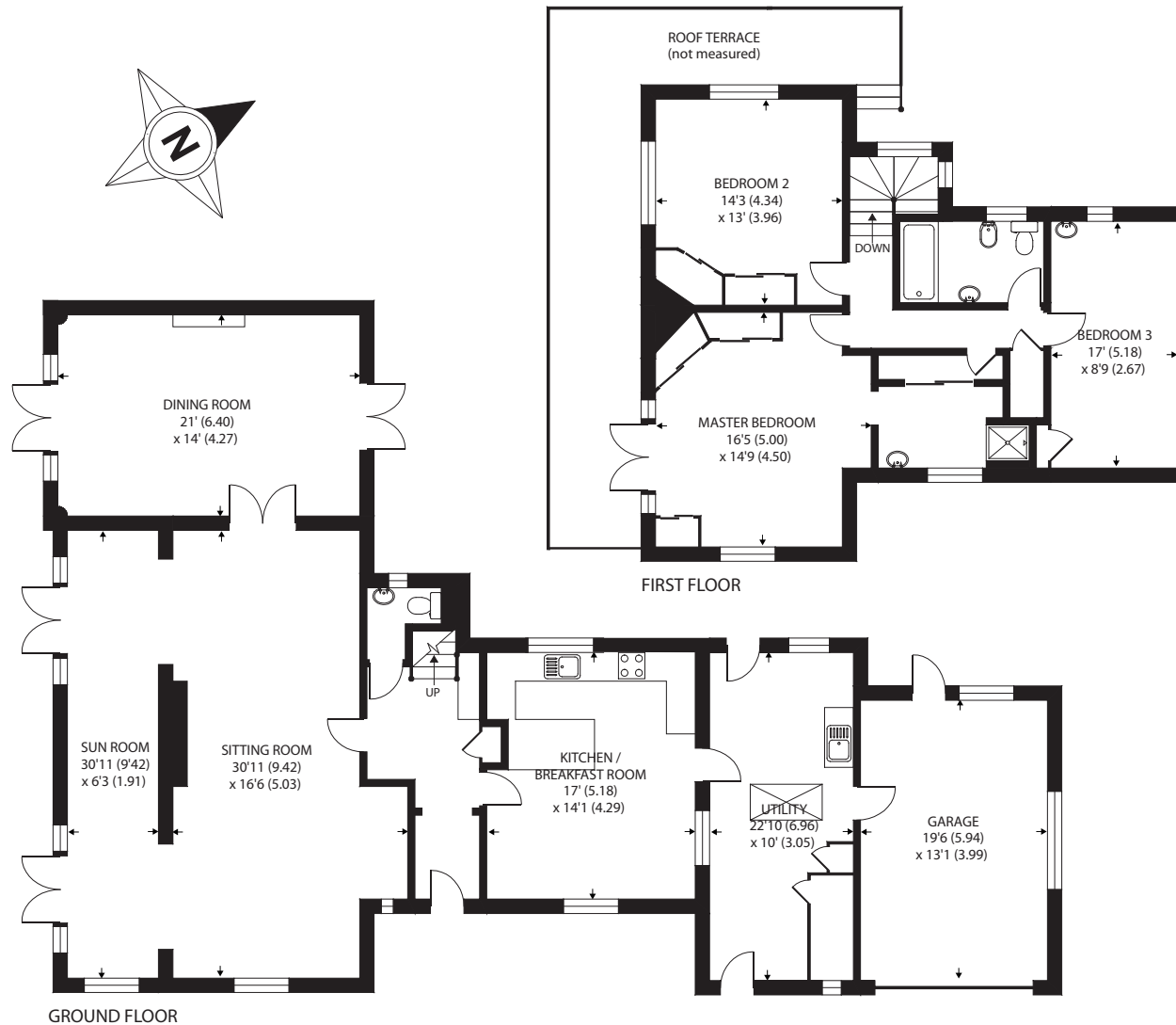
The wrap-around gardens are well established and secluded offering a large south facing lawned area, a patio and enclosed rear garden. The roof terrace offers further outside space, ideal for enjoying the sunny aspect. Viewing is recommended and the property is offered with no forward chain.







APPROX. GROSS INTERNAL FLOOR AREA 2719 SQ FT 252.5 SQ METRES (INCLUDES GARAGE)



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.

Location

The ever popular Aldwick Bay Private Marine Estate is ideal for city dwellers and local residents wishing to reside in a peaceful neighbourhood with private access to the Aldwick beaches. It has been described as 'one of the best kept secrets along the South Coast' offering discerning purchasers the opportunity to live in an exclusive residential setting lined with mature palm trees in one of the sunniest locations in the country.

Directions

From the Gossamer Lane roundabout proceed along Barrack Lane. At the end of Barrack Lane, turn into the gated entrance of the Aldwick Bay Estate. Continue along The Fairway and after the first roundabout, take the third exit into The Ridings and Little Turrets will be found on the corner.

02/08/17



