



## **The Croft**

90 The Fairway | Aldwick Bay Estate | Aldwick | West Sussex | PO21 4EW

**Guide Price £1,250,000**

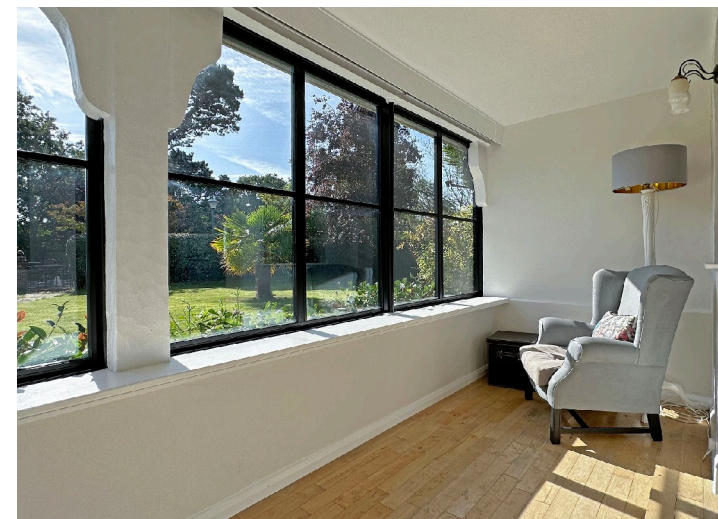
**FREEHOLD**



# The Croft

SU1395 - 10/23

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## Features

- Delightful Detached Family Home
- Four Bedrooms, 2 with En-suite Facilities
- Swimming Pool
- Beach Within 150 Metres
- 2,480 Sq Ft / 230.4 Sq M

This superb detached residence occupies a wrap around plot in excess of a third of an acre, in a prime position, within 150m level walk to the beach. Having been incredibly well cared for by the current owners, this truly delightful home retains an array of charming features, while at the same time boasting highly versatile accommodation with all the modern comforts associated with today's lifestyle.

The Aldwick Bay private estate was originally created in the late 1920s and has evolved throughout the years to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the Aldwick Bay Estate has become one of the most sought after areas to reside in along this coastal stretch.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, the famous Festival Theatre and Cathedral.





The original front door leads into the entrance porch with an inner door in turn leading into the hallway with a feature staircase with shaped handrail/balustrade rising to the first floor. Original doors lead to main drawing room, kitchen/breakfast room, dining room and study/home office (third reception room).

The dining room is dual aspect to the front and side and fitted with original panelling with hardwood sills and plate racks, feature original fireplace, exposed parquet flooring and decorative architrave/coving. The study/home office (third reception) has a window to the side and built-in recessed storage cupboard with hanging rail and shelf.

The kitchen/breakfast room has two large double glazed windows to the rear and double glazed French doors lead out to the rear patio, under stair shelved storage cupboard, space for dining table and chairs, 'Shaker' style base, drawer and wall mounted units with solid granite work surfaces incorporating a large breakfast bar, inset stainless steel double bowl sink unit with chrome mixer tap, integrated 'CDA' five ring electric hob with tiled splash back and stainless steel effect hood/light unit over, integrated 'Siemens' oven with warming drawer under, coffee machine, combination oven with drawer units under and matching double wall mounted unit over, space and plumbing for an American style fridge/freezer and dishwasher along with tile effect flooring and an original part glazed door to the adjoining utility room which in turn leads through to a ground floor shower room with modern white suite.

The drawing room, with feature fireplace housing a wood burning stove, is a delightful triple aspect room with large bay to the side and glazed casement French doors to the rear into the Victorian style conservatory which in turn provides access into the rear garden. From the drawing room there is step down to a snug at the front, forming a light and airy sitting area.





The first floor boasts an impressive landing with hatch to the loft space with fitted ladder and built-in airing cupboard. A leaded light glazed original door to the front leads from the landing on to the balcony with original hardwood balustrade and paved flooring. Further original doors lead to the four bedrooms and family bathroom.

The master bedroom suite has a bedroom area with windows to the front and feature bay to the side, along with a walk-in double fronted wardrobe and door to the adjoining en-suite shower room with obscure window to the rear, modern shower cubicle with fitted shower, close coupled w.c. and large shaped wash hand basin with storage under. Bedroom 2 is an additional suite of dual aspect bedroom with windows to the front and side, feature walk-in restricted height wardrobe/dressing room and door to the adjoining en-suite bathroom with obscure windows to the side, modern white suite of panel bath, wash hand basin and close coupled w.c.

Bedroom 3 has a window to the rear and built-in storage cupboard/wardrobe while bedroom 4 is a good size side aspect room with built-in storage cupboard/wardrobe.

In addition, the first floor boasts a family bathroom with two obscure windows to the rear, large panel bath, wash hand basin and close coupled w.c.





Externally the property sits within a private corner plot measuring in excess of a third of an acre, with mature screening providing seclusion from neighbouring homes. To the front double gates lead onto the gravel driveway providing on-site parking for up to ten vehicles (approx.). Gates to both sides of the property lead to the rear. The garage with an up and over door to the front houses the 'Worcester' gas boiler and a personal door leads to the rear. To the rear of the garage there is a useful covered area between the garage and the utility room.

Within the wrap-around gardens, there is a delightful pergola which creates a perfect area for alfresco dining. A traditional summer house provides an additional seating area for entertaining. There is a raised shaped lawn in front of the generous kidney shaped fibreglass swimming pool. The remainder of the garden is laid predominantly to lawn with an array of established borders, beds, mature shrubs and trees. A feature spiral staircase at the side of the property leads up to the balcony/sun terrace.

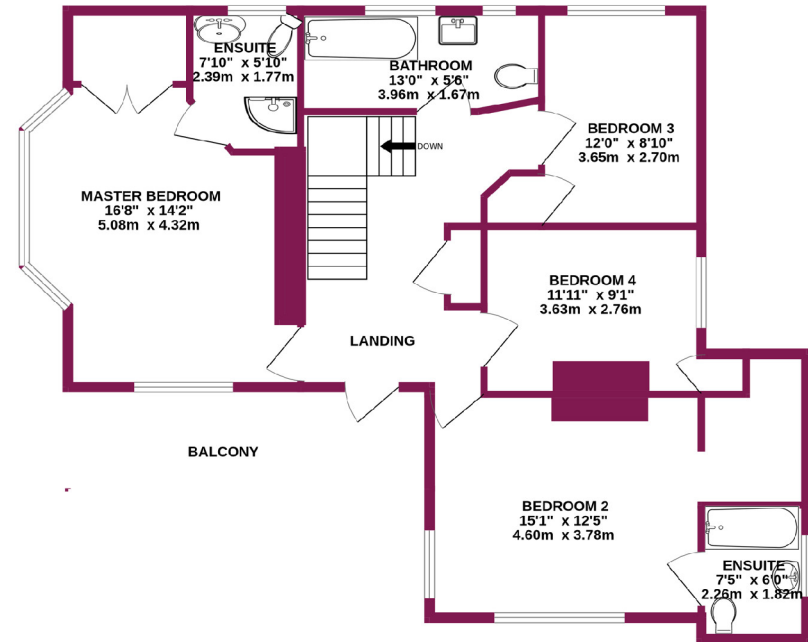
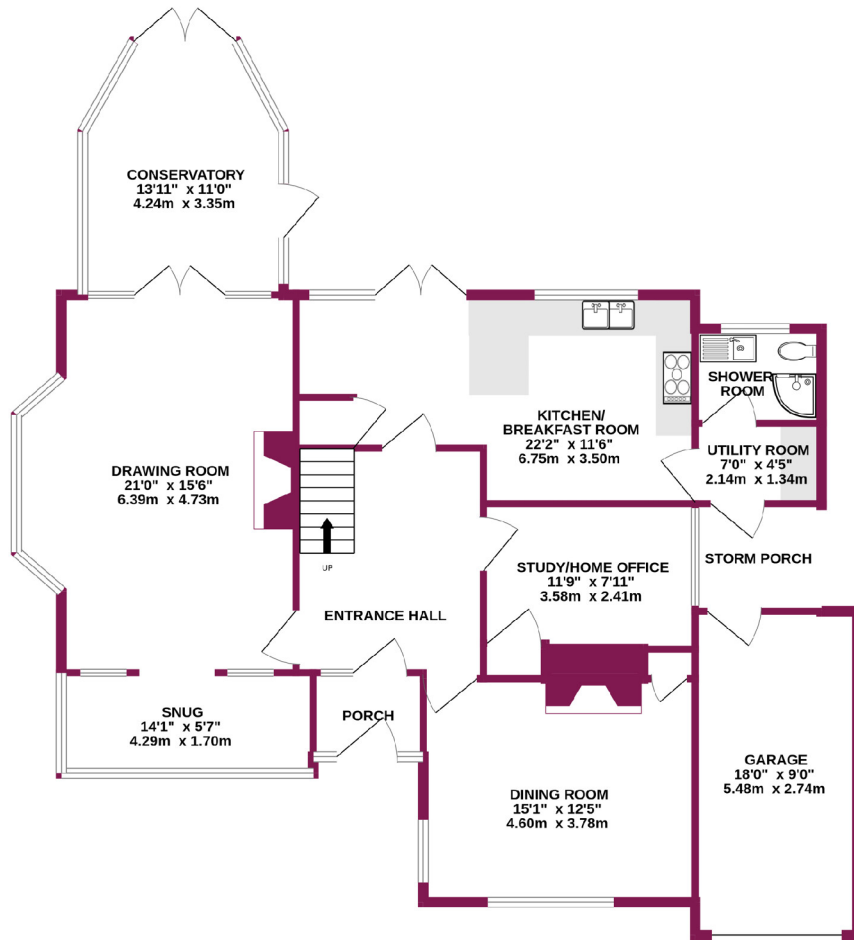
**N.B. An internal inspection of this truly delightful home is essential to fully appreciate the size of accommodation on offer and exceptional condition.**

**Estate Charge: £250.00 p.a. EPC Rating: D (65) Council Tax: Band G (£3,224.68)**



**GROUND FLOOR**  
1467 sq.ft. (136.3 sq.m.) approx.

**1ST FLOOR**  
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 2480sq.ft. (230.4 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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