



32 The Fairway

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HD

Offers Over £1,350,000

FREEHOLD

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CU1350-09/23



Features

- Superbly Appointed Detached Residence
- One Row Back From Beach
- 4 - 5 Bedrooms / Versatile Accommodation
- Double Garage & Extensive Parking
- NO ONWARD CHAIN
- 3,114 sqft / 289.3 sqm

Occupying a corner plot position within the highly sought after Aldwick Bay Private Residential Estate, with Southerly sea views from the first floor to the rear, between neighbouring properties, this imposing detached marine residence is offered for sale in exceptional condition with NO ONWARD CHAIN. Highly versatile accommodation with a potential of five bedrooms and generous living space.

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.



A covered storm porch protects the double glazed front door which leads into a welcoming entrance porch with front aspect double glazed windows and a built-in double fronted cloaks storage cupboard. An inner front door with natural light flank panelling leads into a generous entrance where an easy rise carpeted staircase leads to the first floor landing with generous built-in under stair storage cupboard. Glazed double casement doors lead into the living room, while further doors lead to the kitchen/dining room, a guest ground floor double bedroom, sitting room (bedroom 5) and ground floor shower room.

The kitchen/dining room is an impressive light, bright and airy room measuring 32' 4 x 11' 10 overall with feature skylight lantern, large double glazed window to the side and double glazed French doors with flank double glazed panelling from the dining area leading into the Southerly rear garden. The kitchen provides a comprehensive range of fitted units and work surfaces with integrated five burner gas hob with hood over, eye level double oven with warming drawer, integrated microwave, space and plumbing for a dishwasher and feature purpose built pantry cupboard. A door leads into the adjoining double garage and a further door leads to the front into the separate dual aspect utility room where there are further fitted units, work surfaces, second sink unit and space and plumbing for a washing machine and further appliances.

From the dining area feature tri-fold glazed casement doors lead through to the generous triple aspect living room measuring 30' 3 x 17 x 10 which provides access to the Southerly rear garden via double glazed sliding doors and boasts a feature recessed fire with adjacent shelving along with fitted carpet and glazed casement doors to the hallway.

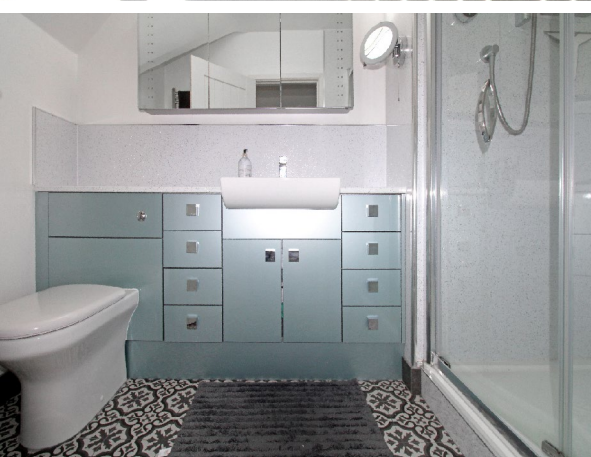




In addition the ground floor also boasts a front aspect guest double bedroom with adjacent modern fitted shower room with oversize shower cubicle, w.c. and shaped wash basin along with a built-in linen cupboard and a further separate rear aspect sitting room (potential fifth bedroom) with bespoke fitted storage/shelving units and wood effect flooring.

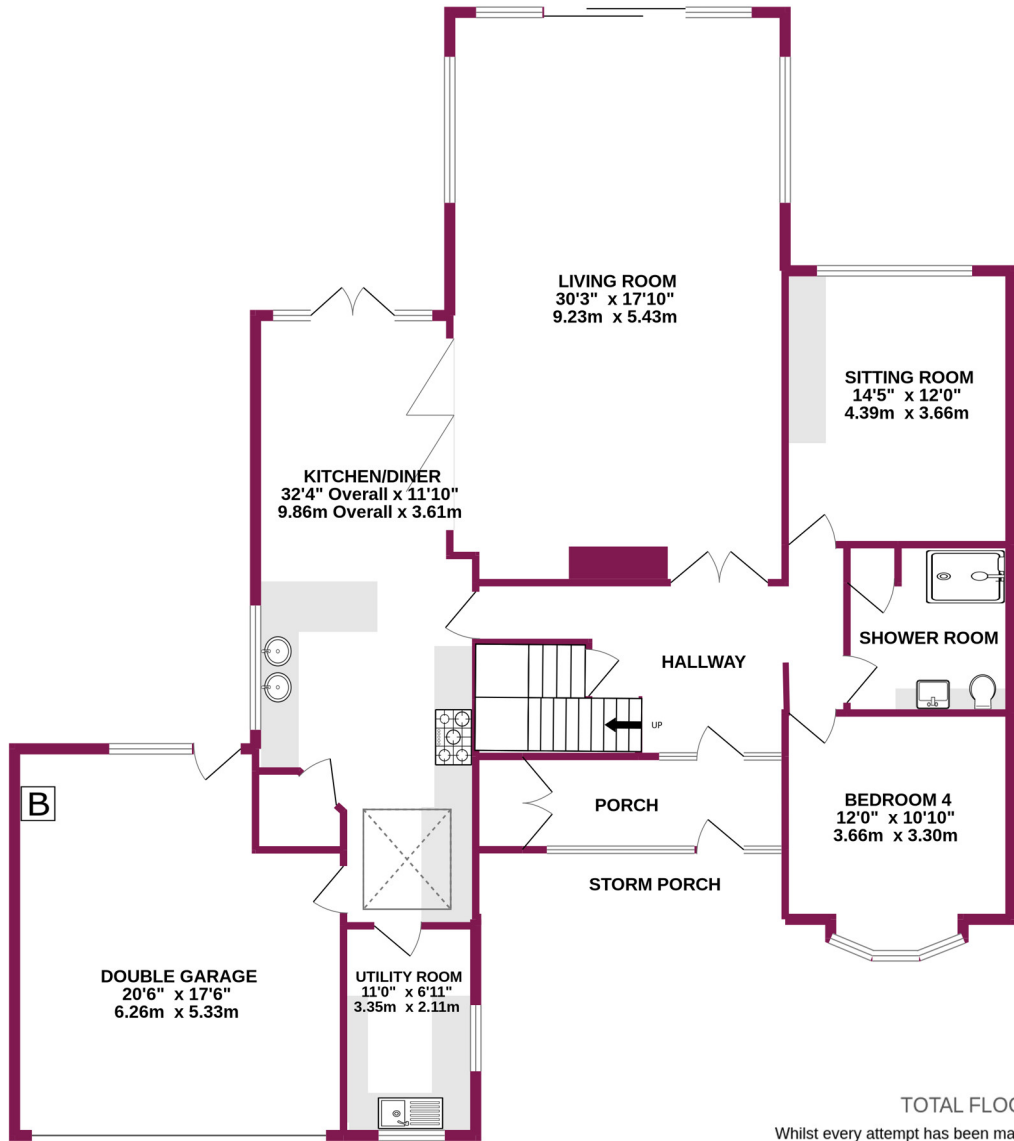
The first floor provides a bright and airy feature landing with large double glazed window to the front, built-in generous linen/airing cupboard and door leading into a large useful eaves/attic space. Further doors lead to the master bedroom suite, two additional bedrooms and bathroom. The master suite has been impressively designed to incorporate a delightful bedroom area with sloping ceilings, four skylight Velux windows, fitted storage and sliding double glazed doors to the rear leading out onto a private covered generous balcony with Southerly views over the rear garden toward the sea. In addition the master suite boasts a walk-in dressing room/closet and a recently refurbished en-suite shower room with over size shower cubicle with shower, wash basin with storage under and adjacent enclosed cistern w.c. Bedrooms 2 & 3 are both rear aspect Southerly double rooms with bedroom 3 currently utilised as a home office/study with fitted bespoke furniture. There is also a further bathroom with double glazed window to the side and a modern suite of shaped panelled corner bath, wash basin and w.c.

Externally the property occupies a generous corner plot position with a sweeping dual entrance driveway providing on-site parking for several cars at the front along with an adjoining oversize double garage measuring 20' 6 x 17' 6 overall with an electrically operated section double door, double glazed window and door to the rear, wall mounted modern Veissman gas boiler and internal door into the kitchen. The Southerly fully enclosed rear garden is another feature of this idyllic home with double gates at the rear providing access into Arun Way and the nearby private pathway to the private beach, along with a delightful covered alfresco dining/entertaining area at the rear, generous lawn with established raised beds/borders, extensive patio, large timber store, enclosed bin storage area behind the garage and additional side area housing a hot tub.

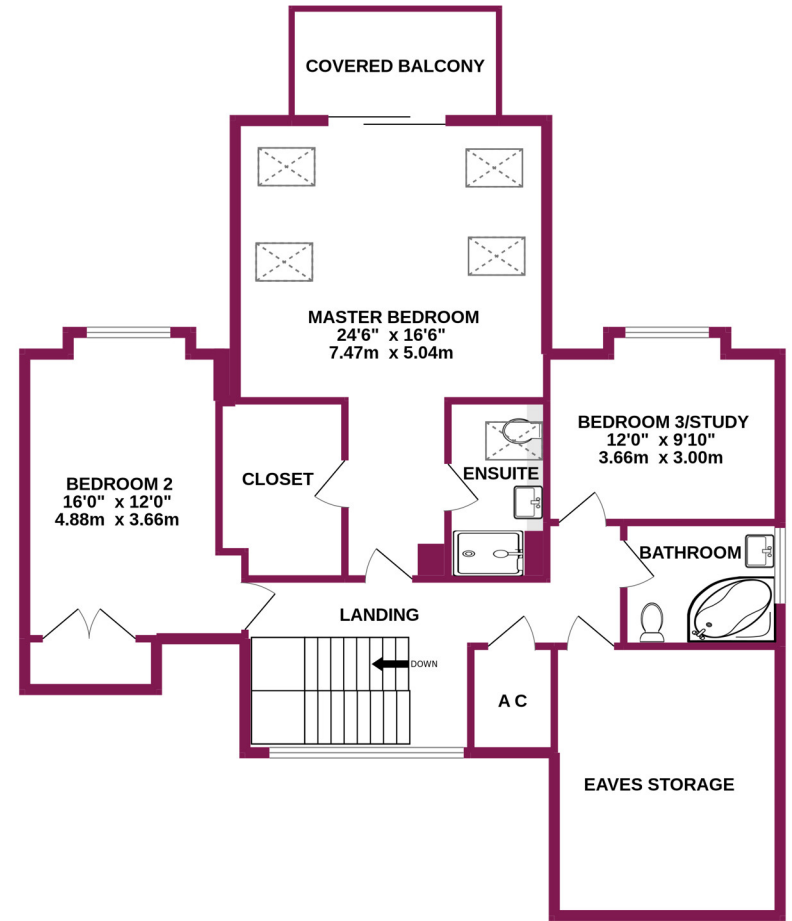


To arrange a viewing contact 01243 267026

GROUND FLOOR
2000 sq.ft. (185.9 sq.m.) approx.



1ST FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 3114 sq.ft. (289.3 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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Estate Charge: £250.00 p.a.

EPC Rating: C (69)

Council Tax: Band G (£3,489)

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