



95 The Fairway

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

Price **£1,295,000**

FREEHOLD

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BR1295-04/24



Features

- Delightful Detached 1930's Residence
- Four Bedrooms
- Idyllic Private Estate Setting
- Close To The Beach
- 2505 sqft / 232.7 sqm

This truly delightful four bedroom detached 1930's residence occupies an idyllic position within a few hundred metres level walk of the private beach. Retaining many characteristic features from it's origins, including 9' 2 ceiling height and deep sash windows, this charming home creates light and airy accommodation complemented with the modern comforts one expects with today's modern 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 front door leads into a very welcoming light and airy entrance hall measuring 30' in depth and with 9' 2 ceiling height along with exposed wood flooring, a feature carpeted original oak panelled staircase to the first floor with high level double glazed window to the rear, under stair cupboard, under stair cloaks hanging recess and a natural light double glazed door to the rear providing access into the rear garden. Doors lead to the kitchen/dining room, living room and ground floor cloakroom with an obscure double glazed window to the side, close coupled w.c. and wall mounted wash basin.

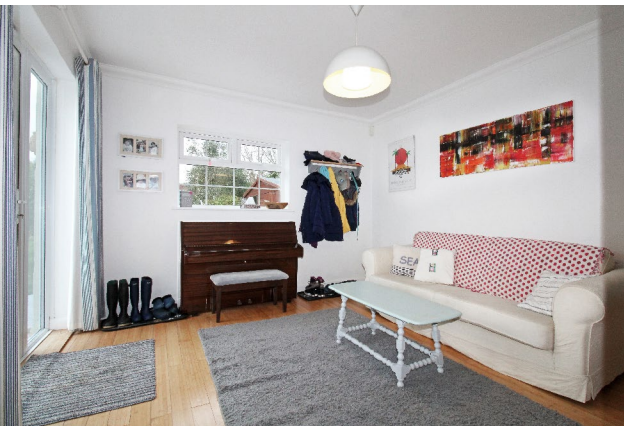
The through main living room measures 25' 0 x 12' 11 with two pairs of bespoke double glazed windows to the front and rear, feature fireplace with recessed log burning stove, exposed wood flooring and decorative architrave. A double glazed door leads into the home office while a further double glazed door leads into the impressive recently added orangery measuring 20' 3 x 9' 5 with feature double glazed skylight lantern, full height double glazed panelling, inset ceiling down lighting, underfloor heating and double glazed French doors to the side leading on to the sun terrace and rear garden.

Accessed from the living room there is a useful home office (former loggia) measuring 16' 5 x 9' 4 with double glazed French doors with matching flank double glazed panelling to the front, a large obscure double glazed window to the side, tiled flooring and wall mounted electric heating.

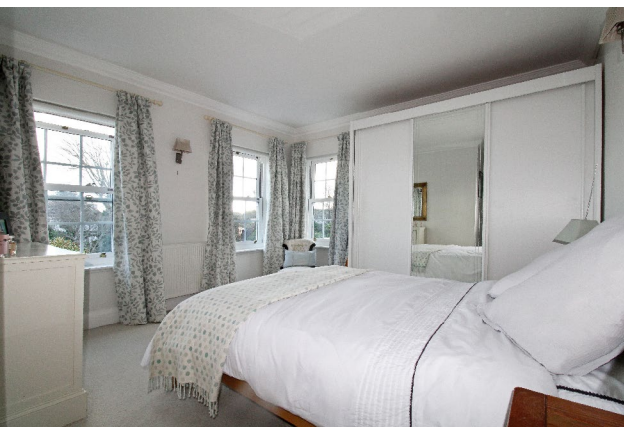




The kitchen dining room is an impressive open plan dual aspect room measuring 30' 10 x 13' overall narrowing to 9' 2 at the rear with a pair of double glazed sash windows to the front and double glazed window to the rear. The kitchen provides a comprehensive range of shaker style units and solid wood work surfaces, with a fitted Range cooker and integrated dishwasher. A doorway leads to the side into the useful utility room measuring 9' 10 x 8' 10 overall where there are further fitted units, work surface with inset single drainer sink, space and plumbing for a washing machine, wall mounted gas boiler and fitted shallow shelved storage cupboard. In addition there is a useful walk-in pantry cupboard measuring 8' 5 x 3' 10 with window to the rear and original quarry tiled flooring. A double glazed door and window leads from the utility room to the side into a side courtyard area with gate to the front, pathway to the rear garden and timber wood stores. From the utility room a further door leads into the adjoining garage measuring 16' 8 x 8' 5 and a dual aspect hobbies/sitting room at the rear measuring 14' x 12' 7 which provides access on to the sun terrace via a double glazed door with matching flank panelling to the side and a double glazed window to the rear.



The first floor boasts a delightful landing with built-in airing cupboard and large loft hatch with original fitted ladder. The principal bedroom is a dual aspect room (front and side) with an en-suite shower room with suite of corner shower cubicle with fitted shower, wash basin with storage under, adjacent enclosed cistern w.c., bidet and heated towel rail. Bedroom 2 is a front facing room with a double glazed door to the side providing access on to the roof terrace over the garage while bedrooms 3 and 4 are positioned at the rear (bedroom 3 dual aspect side and rear) enjoying a pleasant outlook over the well tended rear garden. In addition the family bathroom boasts a suite of bath with fitted shower over and shower screen, wash basin with storage under, adjacent close coupled. w.c and ladders style heated towel rail.

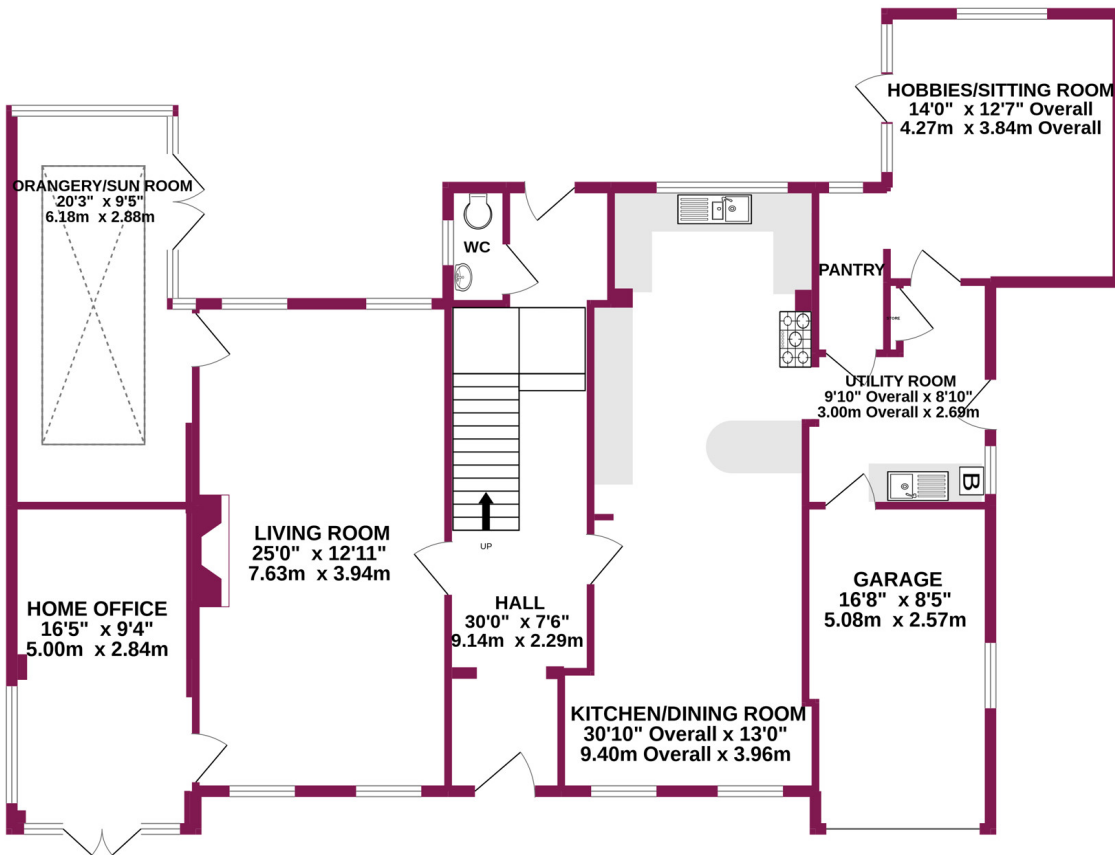


Externally the property offers a charming well tended frontage approached via double gates providing secure on-site parking for several cars leading to the garage and front door, a shaped lawn and established beds/borders with an array of mature shrubs and trees, while to the rear there is a generous raised sun terrace, lawn, established hedgerow which provides screening from neighbouring properties, two timber storage sheds and well stocked mature beds and borders.

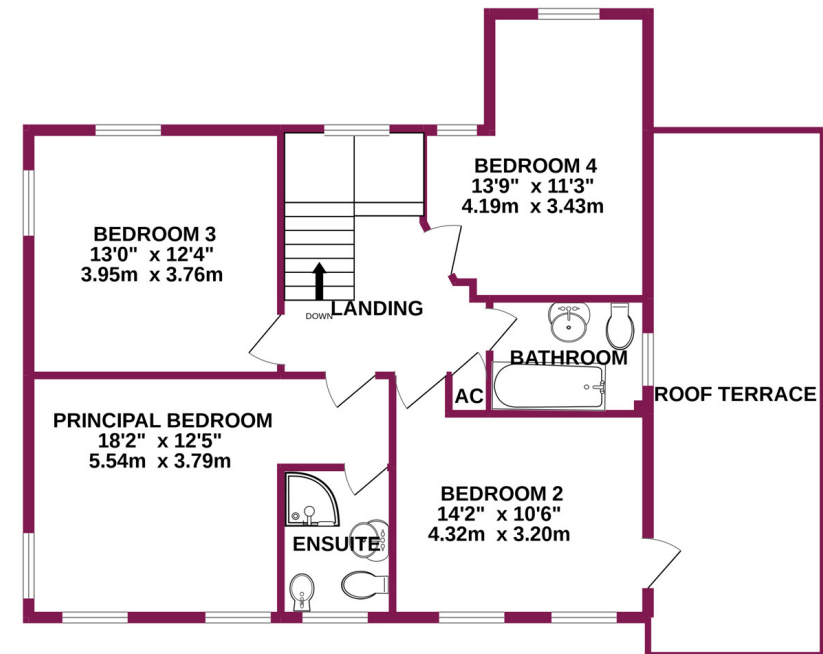


To arrange a viewing contact 01243 267026

GROUND FLOOR
1660 sq.ft. (154.2 sq.m.) approx.



1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 2505 sq.ft. (232.7 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: £260.00 p.a.
EPC Rating: D (65)
Council Tax: Band G (£3,662)

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