



## **3 Windmill Close**

**Aldwick Bay Estate | Aldwick | West Sussex | PO21 4ND**

**Price £650,000  
FREEHOLD**

# 3 Windmill Close

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

DE650-05/24



## Features

- Detached Three Bedroom Residence
- Cul-De-Sac Position
- Idyllic Private Estate Location
- NO ONWARD CHAIN
- 1431.60 Sq Ft/ 133 Sq M

Tucked away at the far end of a quiet cul-de-sac on the highly sought after Aldwick Bay private estate, this three bedroom detached residence is offered for sale with No Onward Chain. The accommodation provides generous living space with a ground floor bedroom and bathroom with two additional double bedrooms on the first floor and a large en suite facility. Externally there are two garages and driveway.

The Aldwick Bay Estate has become one of the most desirable areas to reside along this coastal stretch. The estate offers tree lined roads, a mix of architecture and beautifully tended common areas with walkways leading onto the beach which is now an area of Special Scientific Interest. The annual estate charge is £260 per annum.

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 property is entered via a large glazed porch/sun room to the front with door leading into a welcoming entrance hall where a carpeted staircase rises to the first floor. Doors lead from the hallway to the living room, ground floor bedroom and ground floor bathroom. A double glazed door leads out to the rear garden and a doorway leads into the kitchen.

The front aspect living room offers a feature open fireplace and leads through to the adjoining dual aspect open plan dining area at the side creating light and airy living space. From the dining area a double glazed sliding patio door leads out to the side/rear garden.

A doorway from the dining area leads through into the galley style kitchen at the rear which is fitted with a comprehensive range of units and light grain wood effect work surfaces with an inset one and a half bowl single drainer sink unit with antique style mixer tap, Range style cooker, integrated fridge/freezer and space and plumbing for a dishwasher and washing machine. A further doorway leads back to the entrance hall.

From the entrance hall a further door leads into the generous ground floor front aspect bedroom with a further door from the entrance hall leading into the generous ground floor bathroom which offers a panel bath, pedestal wash basin and w.c.



The first floor landing with a large double glazed window to the rear leads to the two first floor double bedrooms.

The master bedroom is a dual aspect through room with a dormer style double glazed window to the front and double glazed window to the rear and provides a comprehensive range of fitted wardrobes and eaves storage cupboard. A door from the master bedroom leads into a large en suite bathroom which boasts an oversized double spa bath, wash basin and w.c.

Bedroom 2 is a good size double room with a double glazed window to the side and offers an en suite cloakroom with window to the rear and a w.c.

Externally the property has a mature frontage and double width driveway providing on site parking for approximately four cars in the front of the two adjoining garages which have up and over doors to the front, power and light and a door to the rear garden. The rear garden leads to a corner point, wraps around the property to two sides and is predominantly laid to lawn with an array of mature shrubs.

**N.B This property is offered For Sale with No Onward Chain.**

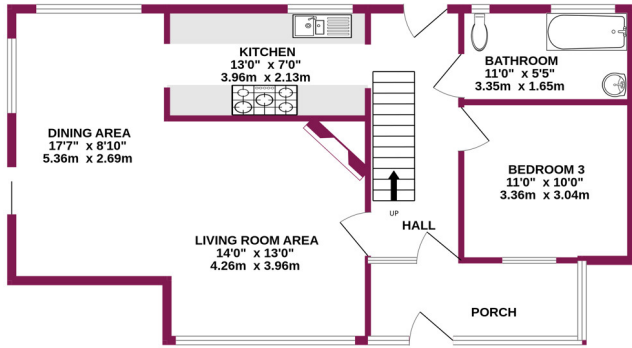
**EPC Rating: Band E (45) Council Tax: Band E £2686.16 (Arun District Council 2024 -2025)**



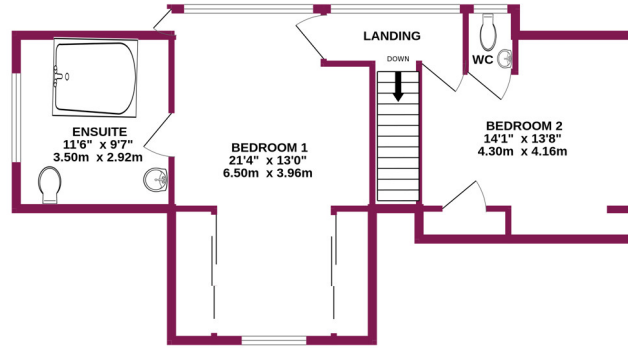
To arrange a viewing contact 01243 267026



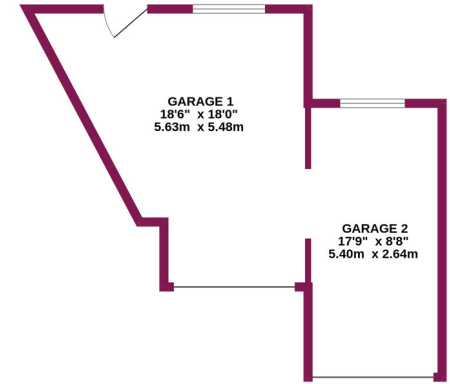
GROUND FLOOR



1ST FLOOR



GARAGES



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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