



## 1 The Byeway

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4ER

**Guide Price £2,250,000**  
**FREEHOLD**



# 1 The Byeway

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SH2500 - 08/24

## Features

- **Detached Frontline Residence**
- **Direct Beach Access & Sea Views**
- **7 Bedrooms, 5 Receptions, 4 Bathrooms (Annexe Potential)**
- **Secluded Southerly Garden With Heated Swimming Pool & Boat House**
- **No Onward Chain**
- **Approx. 3783 Sq Ft / 351.4 Sq M**

Occupying a secluded, tucked away, frontline position within the highly sought after Aldwick Bay private estate, this incredibly deceptive, detached residence is famed for its historic & Royal connections. With direct beach access at the rear and delightful sea views from the first floor, the property retains many original characteristic features and has been extended throughout the years to create highly versatile and flexible accommodation with the potential to create a self contained annexe.

The Aldwick Bay private estate was created in the late 1920's to provide a safe and tranquil residential setting. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch.

The property sits behind a walled frontage with a block paved driveway at the front providing on-site parking for approximately five cars.

A feature arched front door opens into the reception hall with a high vaulted ceiling, feature easy rise carpeted staircase with handrail/balustrade to the first floor, stained glass double glazed window to the front and a useful under-stair storage cupboard. Doors lead from the reception hall to the kitchen/breakfast room, dining room and the ground floor cloakroom with w.c, wash basin and feature arched obscure windows to the front and side.

The kitchen/breakfast room is of a good size and retains a useful walk-in shelved pantry cupboard and serving hatch to the dining room, along with a comprehensive range of units and work surfaces, integrated eye level double oven, cooker, dishwasher space, double glazed arched window to the front, double glazed door and window to the side and bay style recess providing a delightful space for a table and chairs with further double glazed windows to the front and side and the wall mounted modern gas boiler. From the kitchen an open plan walkway leads into a lobby area with doors providing access into the study and a versatile snug, which has a double glazed window and door to the front and fitted floor to ceiling storage behind sliding doors. From the snug a doorway leads into the separate utility room which in-turn provides further fitted units and work surfaces, a second sink unit, space and plumbing for a washing machine and additional dishwasher space and a window to the side.

The dining room has become a central room with two deep double glazed picture windows to the rear, built-in storage cupboards, a door to the adjoining study and double doors to the adjoining lounge, which boasts a fireplace with wood burning stove, door to the adjoining garage, double glazed French doors to a delightful covered terrace, window to the side and further double glazed French doors to the rear into the generous pitched roof double glazed conservatory, which wraps around the side of the property and also provides access into the rear garden via double glazed French doors.







The study is a walk through room providing access into the garden via double glazed French doors to the covered sun terrace, along with a door to the adjoining main drawing room with feature shelved display recess, double glazed windows to the side and rear and a feature bay style recess with double glazed French doors with flank double glazed panelling to the side into the garden with an awning over, along with a decorative fireplace and decorative wall panelling. A door from the drawing room leads into a further lobby with fitted storage cupboard and doors to the ground floor double bedrooms. Bedroom 6 is a dual aspect double room with fitted wardrobes and an en-suite bathroom with bath with shower over, w.c, his and hers wash basins and double glazed window to the rear. Bedroom 7 has fitted wardrobes to one wall and a double glazed window to the side. This part of the property lends itself potential to create a self contained annexe by incorporating the bedrooms with the adjoining utility room.

The first floor provides a generous landing with access hatch to the loft space, built-in cupboard housing the hot water cylinder, additional generous linen cupboard with light, shelved shallow cupboard and a double glazed natural light window to the front. Bedrooms 1 and 2 both benefit from their own en-suite bathrooms with baths with showers over, wash basins, w.c,s and windows to the side. Bedroom 1 has delightful sea views via a double glazed bay style area with double glazed French doors providing access onto the smaller of the two sun terraces, which overlooks the well tended Southerly rear garden, beach and sea beyond. Bedroom 3 also provides access onto this sun terrace. Bedrooms 4 and 5 are L-shaped single rooms with bedroom 4 providing access onto the large second sun terrace via a feature double glazed tilt and turn arched window. In addition, the first floor has a separate family bathroom with bath with shower over, wash basin, w.c and double glazed window to the side.

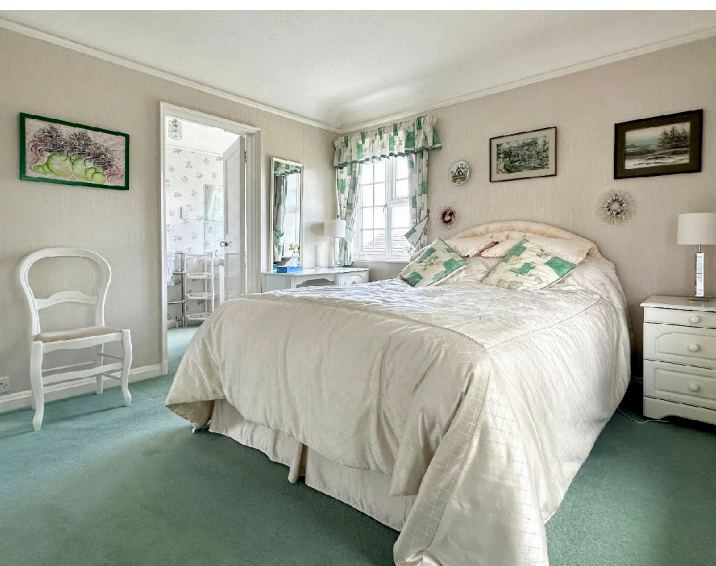
Furthermore, the property has a garage with feature part glazed doors at the front and a double glazed door to the side. The water softener is located in the garage. The seller informs us that the property benefits from a 3-phase electricity supply, enabling the potential future installation of high power electrical devices; such as fast chargers for electric cars and larger air-source heat pump systems.

Externally, the secluded Southerly rear garden is another delightful feature of this truly unique home, with a variety of terraces providing tranquil sitting areas, a well tended lawn, established well stocked mature borders, heated swimming pool with paved surround, 2 summer houses, green house, timber storage shed, boathouse housing the pool filtration and pump equipment, along with a gate to the rear providing access directly onto the beach. At the front of the property there is also a purpose built outbuilding with w.c and wash basin.









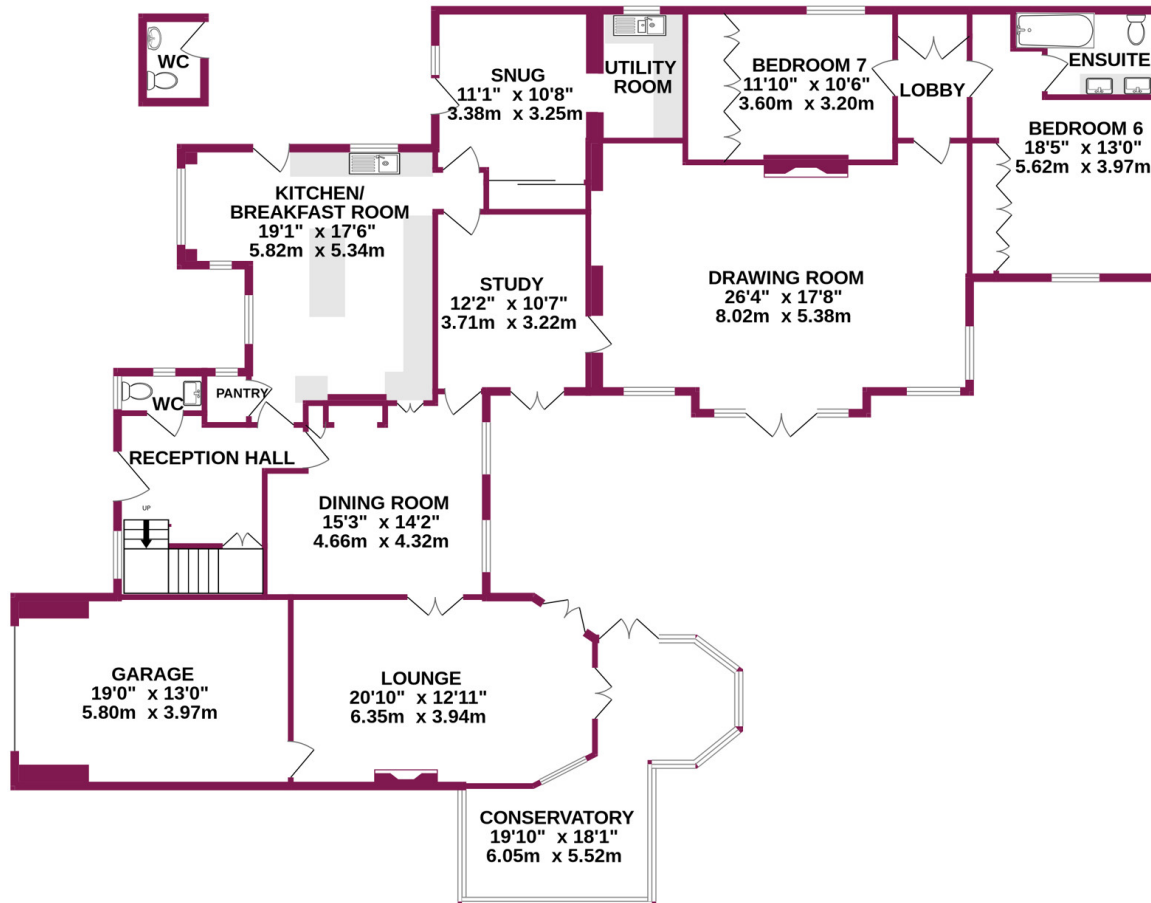
To arrange a viewing contact 01243 267026



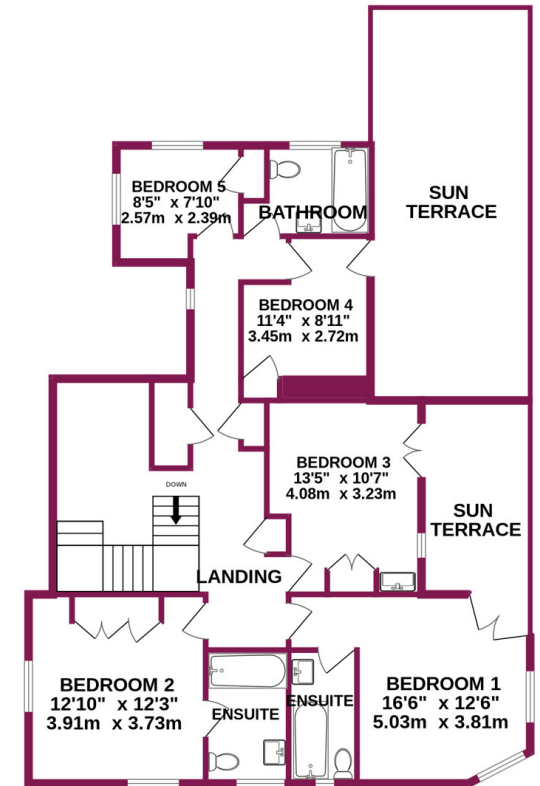




GROUND FLOOR  
2737 sq.ft. (254.3 sq.m.) approx.



1ST FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



BOAT HOUSE  
(NOT IN ACTUAL POSITION)  
19'2" x 10'0"  
5.84m x 3.06m

TOTAL FLOOR AREA : 3783 sq.ft. (351.4 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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**Current EPC Rating:** D (64)

**Private Estate Contribution:** £260.00 p.a. (2024 - 2025)

**Council Tax:** Band H £4,395.54 p.a. (Arun District Council/Aldwick 2024 - 2025)

6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
**[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)**

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