



**FOXAL, 51 West Drive**

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

**Offers Over £1,000,000**  
**FREEHOLD**



# FOXAL, 51 West Drive

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GI1295 - 10/24

## Features

- **Newly Refurbished 4 Bedroom Detached Residence**
- **Idyllic Private Estate Setting**
- **Generous Corner Plot of 0.38 Acres**
- **On-site Parking & Double Garage**
- **Close To Private Beach**
- **No Onward Chain**
- **2,599 Sq Ft / 241.4 Sq M (Incl. garage)**

Occupying a generous corner plot position of 0.38 acres within the Aldwick Bay private marine estate, this exceptional detached, two storey residence, has been the subject of an extensive refurbishment program throughout recent months, which has created a truly unique property, offered for sale in what can only be described as, a ready to move into condition. The high specification and individual style, accompanied with the incredibly light and airy feel, has produced a truly delightful home. In addition, the property offers double glazing, a gas heating system via radiators and newly installed boiler with pressurised tank, along with a large double garage, driveway providing on-site parking and delightful, secluded, established gardens, which the current owner refers to as a 'tranquil oasis'.

The prestigious 'Aldwick Bay' private marine estate was created in the late 1920's to provide a safe and tranquil setting with access to the privately owned beach. 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 mainline railway station (London - Victoria approx. 1hr 45mins) can be found within approx. 2 miles to the east 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 which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.

The property is approached via a block paved driveway/forecourt providing on-site parking in front of the double garage, which is well screened from neighbouring properties at the front by mature shrubs, hedgerow and foliage. A large storm porch with courtesy light protects the recessed double front doors which lead into the light and airy welcoming entrance hall with natural light obscure glazed panelling to the front, newly fitted carpet and carpeted easy rise staircase to the first floor. Newly installed part glazed internal doors lead to the living room and study/hobbies room, with further doors to the kitchen and newly refurbished ground floor cloakroom with enclosed cistern wc, wash basin and obscure window to the side.

To the front of the property is the good size study/hobbies room with large double glazed window and newly fitted carpet. The main living room is a bright and airy, triple aspect room, measuring 30' 6" x 14' 10" overall with a large double glazed window to the side, large double glazed window to the rear and double glazed French doors to the side providing access into the rear garden, along with newly fitted carpet, feature obscure glazed arch window and archway into the adjoining dining/family room.







The dining/family room is open plan to the newly fitted kitchen and has a double glazed window to the rear and modern large tiled flooring throughout, with the kitchen area boasting a central island forming a breakfast bar with integrated gas hob with feature hood over, a range of newly fitted units and work surfaces with integrated full size dishwasher and fridge/freezer, along with a double glazed window to the side and large double glazed sliding patio doors to the rear providing access into the rear garden. A door from the kitchen leads through to the adjoining good size utility room which in turn provides access to a side lobby with two purpose built store cupboards and a double glazed door to the rear providing access into the rear garden, along with a door from the utility room to the large double garage which houses the newly installed gas boiler along with the pressurised hot water cylinder, which in turn provides access into a useful covered work shop area which runs along the side of the property and provides access to both the front and rear.

The first floor boasts a light and airy landing with large double glazed window to the front, newly fitted carpet, built-in storage/linen cupboard and access hatch to the loft space. Newly fitted internal doors provide access to the four good size bedrooms and refurbished family shower room with over size shower enclosure with dual shower, wall mounted wash basin, w.c., heated towel rail, tiled walls and flooring and a double glazed window to the front. The principal bedroom is positioned at the rear and provides access on to a delightful Southerly sun terrace/balcony with modern glazed balustrade. A door from the principal bedroom leads into a superb newly fitted en-suite bath/shower room with feature roll top bath with central mixer tap/shower attachment, glazed shower enclosure with fitted shower unit, feature wash basin inset into a marble surround with storage under, close coupled wc, antique style radiator/heated towel rail and wall mounted vanity unit.

Externally, the gardens extend to the rear and side of the property providing an area of lawn, being well screened from neighbouring properties by mature trees, shrubs and foliage, along with a feature mature Eucalyptus tree which creates a delightful focal point.





In previous years, planning consent had been granted for a first floor extension over the garage (now lapsed) and the plot provides potential to extend to the side (subject to the necessary consents).

**Current EPC Rating:** D (57)

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

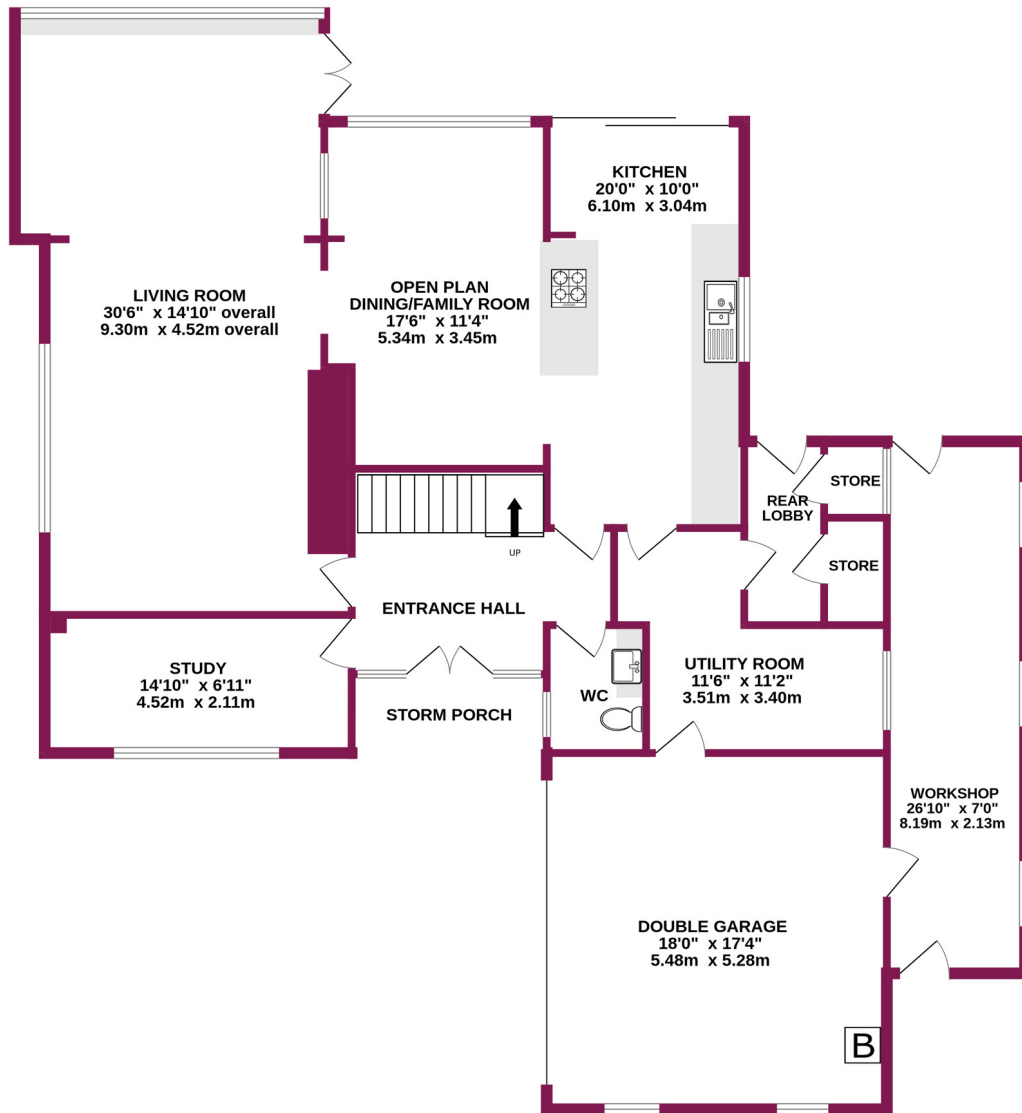
**Council Tax:** Band F £3,174.55 p.a. (Arun District Council/Aldwick 2024 - 2025)



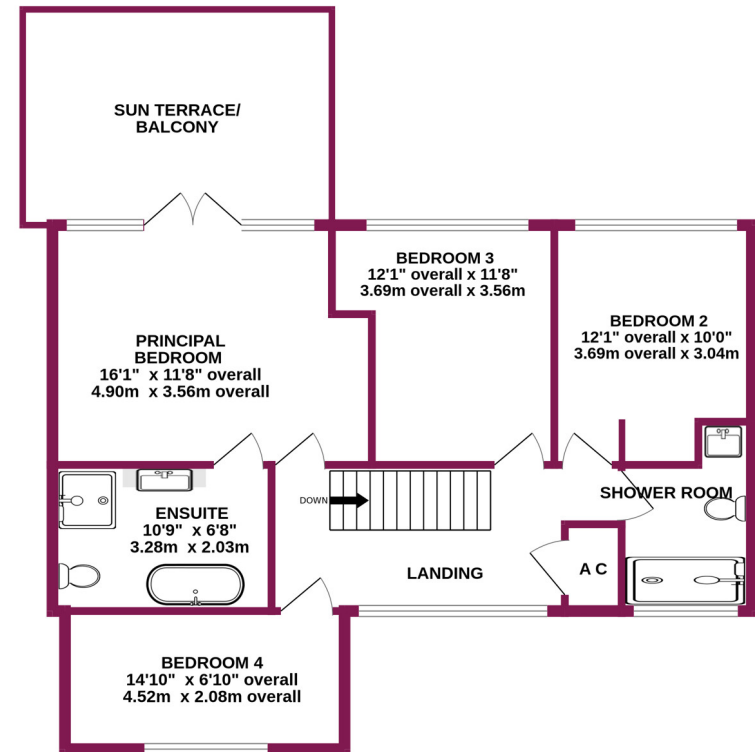




GROUND FLOOR  
1812 sq.ft. (168.3 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 2599 sq.ft. (241.4 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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