



126 Manor Way

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

Price £895,000
FREEHOLD

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WE895 - 10/24

Features

- Character Thatched 3 Double Bedroom Residence
- Well Presented Throughout
- Idyllic Private Marine Estate Setting Close To Beach
- Light & Airy Accommodation Maximising Southerly Aspect
- No Onward Chain
- 1,809 Sq Ft / 168.1 Sq M (Incl. Garage)

Situated within the Aldwick Bay private marine estate, this incredibly well cared for, two storey thatched residence is offered for sale with no onward chain. The property retains a wealth of character from it's origins with a number of bespoke internal doors and latches, while at the same time having been sympathetically improved throughout the years with skimmed ceilings and walls, a modern cottage style kitchen with pantry, large separate utility room, double glazing, a gas heating system via radiators and recently replaced boiler, along with a garage, driveway providing on-site parking and well tended southerly rear garden.

Please note: The current owner inform us that the 'Ridges' on the thatched roof were overhauled within the past year.

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 sweeping gravel driveway at the front providing on-site parking for several cars, which leads to the garage and front door. The double glazed composite front door, with courtesy light over, leads through to a welcoming entrance lobby with built-in cloaks storage cupboard, original narrow natural light window to the side, a carpeted staircase with hand rail to the first floor and a part glazed internal door leading through the open plan dining room, which has a large double glazed picture window to the rear, capturing light from the southerly aspect, useful under stair storage cupboard and bespoke door leading through to the adjoining kitchen.

From the dining room a large open plan walkway leads through to the main sitting room, with a double glazed window to the front, original feature narrow arched natural light window to the side and feature exposed brick original fireplace, with recessed coal effect gas fire, with tiled display mantel over. To the rear of the sitting room an open plan walkway with step down leads into the adjoining sun room which provides access into the southerly rear garden via double glazed patio doors and has double glazed windows to both sides and the rear. Light grain hard wood flooring runs throughout these rooms.





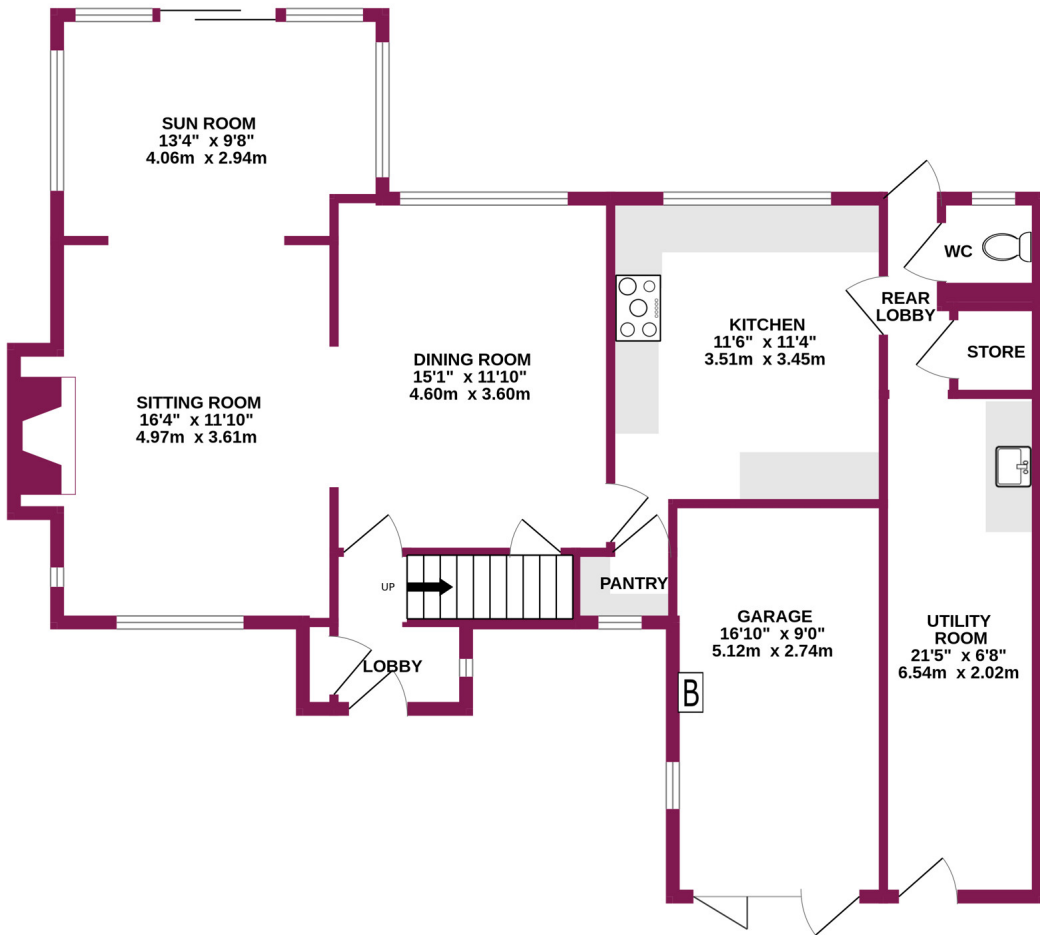
The kitchen, with double glazed window to the rear, is of a good size, retaining a cottage feel, with a comprehensive range of fitted units complemented by wood effect work surfaces, fitted 'Range' style cooker with hood over, integrated concealed dishwasher and fridge/freezer, ladder style heated towel rail, along with a delightful built-in shelved pantry cupboard with double glazed window to the front and light grain hardwood flooring throughout. From the kitchen a double glazed door to the side leads through into the adjoining rear lobby which provides access into the rear garden, along with a built-in storage cupboard and adjacent ground floor w.c with double glazed window to the rear. A doorway from the rear lobby leads through to the useful utility room which boasts a 'Butler' style sink unit, fitted cupboards, space and plumbing for a washing machine, space for further appliances and provides access to the front via a double glazed door.

The first floor offers a light and airy landing with large double glazed window to the front, a built-in linen/storage cupboard and access hatch to the loft space. Bespoke doors with authentic latches lead to the three double bedrooms, bathroom, separate wc and dressing room. All three bedrooms are positioned at the rear maximising the southerly aspect and enjoying the view over the rear garden. Bedroom 1 provides access on to a Southerly balcony/sun terrace and has a built-in wardrobe/storage cupboard. Opposite Bedroom 1 at the front there is dressing room with double glazed window to the front and built-in storage cupboards. Bedrooms 2 and 3 both benefit from vanity wash basins. The bathroom has a bath with shower over and fitted shower screen, wash basin, built-in storage cupboard, heated towel rail and an obscure double glazed window to the side. Adjacent to the bathroom is the separate wc with an obscure double glazed window to the side.

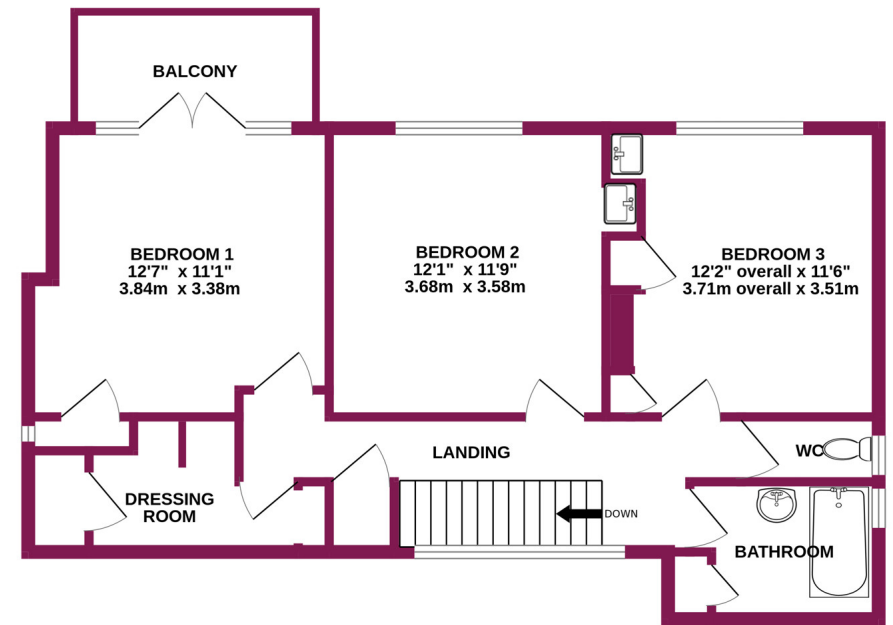
In addition, the property boasts a part integral garage which houses the recently replaced wall mounted gas combination boiler. Externally, there is an established pretty frontage, of lawn and well stocked borders. A gate at the side of the property leads to a pathway to the fully enclosed southerly rear garden, with paved sun terrace, generous lawn, beds and borders, raised terrace at the rear housing a Summer House and raised beds with trellis screening.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1809sq.ft. (168.1 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 (66)

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

Council Tax: Band G £3,662.96 p.a. (Arun District Council/Aldwick 2024 - 2025)



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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.