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**94a The Fairway**

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

**Price £875,000**  
**FREEHOLD**



# 94a The Fairway

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

## Features

- **Detached 4 Bedroom House**
- **Private Marine Estate Setting**
- **0.23 Acre Plot**
- **Extensive Parking & Double Garage**
- **No Onward Chain**
- **2,169 Sq Ft / 201.5 Sq M (Incl. Garage)**

Occupying an enviable position within the highly sought after Aldwick Bay private estate, this detached two storey residence is offered for sale with 'No Onward Chain'. Set within a generous 0.23 of an acre plot with a 70' frontage and 100' x 50' approx. rear garden, the property provides extensive on-site parking and a detached double garage at the rear.

The accommodation in brief comprises an entrance lobby, ground floor cloakroom/wc, hallway, bright and airy sitting room with open fire, separate dining room, kitchen/breakfast room, separate utility room, first floor landing, four bedrooms (principal bedroom with en-suite shower room and access to a roof terrace/balcony) and a generous family bathroom.

The property also offers double glazing and a gas heating system via radiators with modern boiler and water tank.

A covered storm porch protects the front door with flank window, which opens into the entrance lobby which has a double glazed window to the side and useful built-in cloaks/storage cupboard. A glazed casement style door leads into the hallway, while a further door leads into the ground floor cloakroom with wc, wash basin and double glazed window to the side.

The hallway is at the rear of the property with a double glazed natural light window to the rear, carpeted easy rise staircase to the first floor with hand rail/balustrade and useful under stair storage cupboard. Glazed casement style doors lead from the hallway into the kitchen and main sitting room. The main sitting room is a light, bright and airy room measuring 20' x 17' overall, with a large double glazed window to the front and full height double glazed picture window to the side, along with a feature open fireplace. A pair of glazed casement doors lead from the sitting room to the adjoining dining room, which has double glazed French doors with flank double glazed windows to the front, providing access into the front garden and a window to the side behind a mirror.

A glazed casement door leads to the rear from the dining room into the adjacent kitchen/breakfast room which has a double glazed window to the side, fitted work surfaces and units, an integrated four burner gas hob with hood over and oven/grill under, along with space and plumbing for a dishwasher, space for a free standing fridge/freezer, space for a table and chairs and a useful built-in storage cupboard housing the gas and electric meters. A glazed door leads back into the hallway, while a further glazed door leads to the rear into the separate utility room, which has a further fitted work surface with unit under and second sink unit, space and plumbing for a washing machine and dryer, a double glazed window to the rear, large fitted double storage cupboard and a double glazed door to the side, which provides access into the rear garden.

EL900 -11/24







The first floor landing has a double glazed window to the rear over the staircase, an access hatch to the loft space and a large built-in double airing cupboard housing the modern gas boiler and hot water tank. Doors from the landing lead to the four bedrooms and family bathroom,

Bedroom 1 has double glazed French doors with double glazed flank windows to the front, providing access onto a balcony/sun terrace. A door from the bedroom leads into the adjoining en-suite shower room, which has an oversize shower enclosure, wash basin, wc and high level double glazed window to the side. Bedroom 2 is a good size double room measuring 17' x 12' 6" overall with a double glazed window to the front and two built-in double wardrobes. Bedroom 3 is a rear aspect room and Bedroom 4 has a double glazed window to the side.

In addition, the first floor offers a good size family bathroom with a white suite of bath with shower over, wash basin, wc, heated towel rail and a double glazed window to the rear.

Externally, the property is approached via a long driveway providing on-site parking for several vehicles, which continues to the side of the property with a 7' 2" access width at narrowest, to a detached double garage positioned behind the main dwelling, with two up and over doors at the front, power, light and two windows to the rear. The frontage is approx 70' deep and is predominantly laid to lawn. The rear garden measures approx 100' depth by 50' width and is also predominantly laid to lawn with established shrubs, trees and hedgerow border.

**Current EPC Rating:** E (53)

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

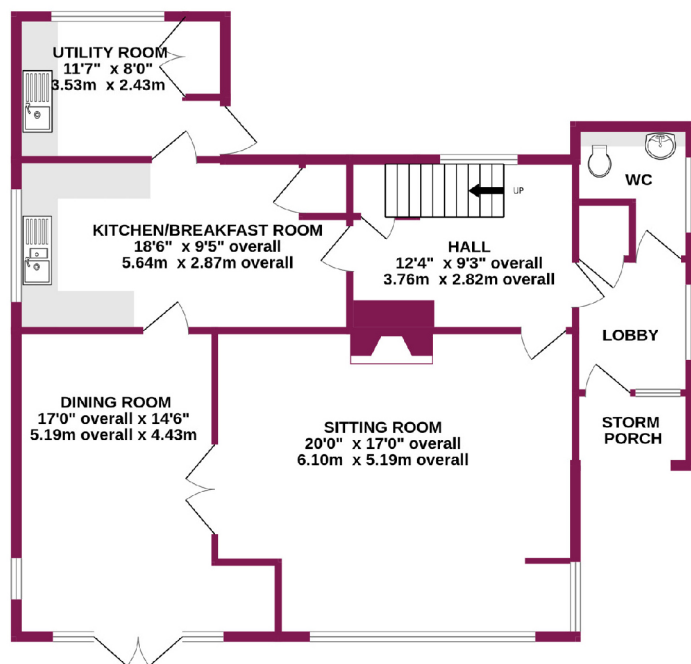
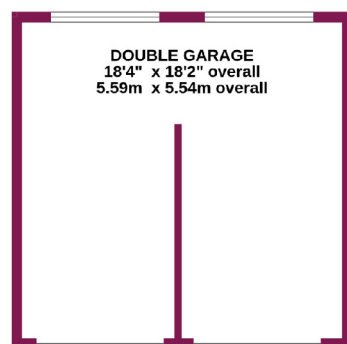
**Aldwick Bay Estate Charge:** £260.00 p.a (2024-2025)



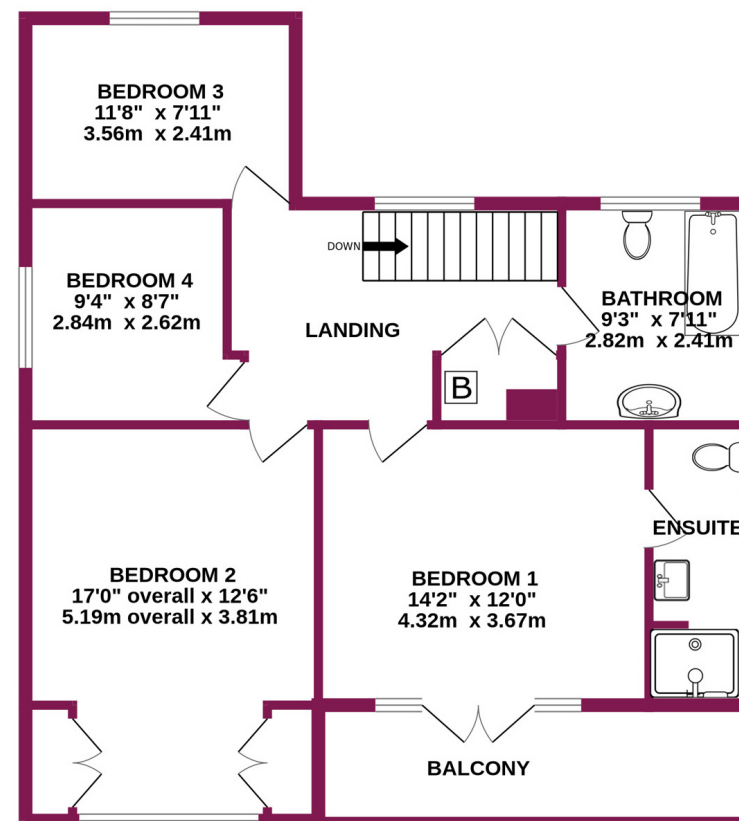




GROUND FLOOR  
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 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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