



14 Priory Close

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

**Offers In Excess Of £750,000
FREEHOLD**

14 Priory Close

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

WR785 - 02/25

Features

- Superbly Appointed Detached Residence
- 4 Bedrooms, Bathroom & Shower Room
- Non Through Road Location
- Highly Sought After Private Marine Estate
- Close To Beach
- 2,331 Sq Ft / 216.6 Sq M

Current EPC Rating - D (60)

Annual Estate Charge - £270.00 p.a. (2025 - 2026)

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

This superbly appointed detached chalet style residence is situated at the far end of a quiet cul-de-sac within the highly sought after Aldwick Bay private estate, which provides residents access to the private beach. The property boasts highly versatile light, airy and well proportioned accommodation, along with parking for several cars, an oversize single garage, large carport and established well tended gardens to the side and rear.

A covered carport protects the double glazed front door, positioned at the side of the property ,which leads through into a welcoming entrance hall with natural light obscure double glazed windows to the side, feature exposed wood block flooring, carpeted staircase to the first floor with handrail/balustrade and useful under stair storage cupboard. Doors lead to the living room, kitchen, ground floor bedroom and ground floor shower room.

The living room is a dual aspect bright and airy room positioned at the front of the property with a large double glazed picture window to the front and a double glazed window to the side, with fitted carpet flowing through to the open plan dining area which has a side aspect double glazed window and door to the adjoining kitchen/breakfast room.

The kitchen/breakfast room is another dual aspect light and bright room with a double glazed window to the side and double glazed door and window to the rear leading into the adjoining conservatory. The kitchen boasts a comprehensive range of 'Sylvarna' fitted units and work surfaces along with integrated appliances consisting of a gas hob with hood over, eye level oven, concealed dishwasher and larder style fridge and provides space for a breakfasting table or island/breakfast bar.

The generous pitched roof double glazed conservatory measures 18' width x 11' 7" depth overall and provides access to the rear garden via a pair of double glazed French doors and a double glazed door to the side.





Positioned next to the kitchen is a versatile ground floor double bedroom with fitted storage cupboards, exposed wood block flooring and a double glazed window to the rear allowing this room to lend itself to a multitude of uses. Adjacent to the ground floor bedroom is a modern ground floor shower room with corner shower enclosure, close coupled wc and wash basin with storage under.

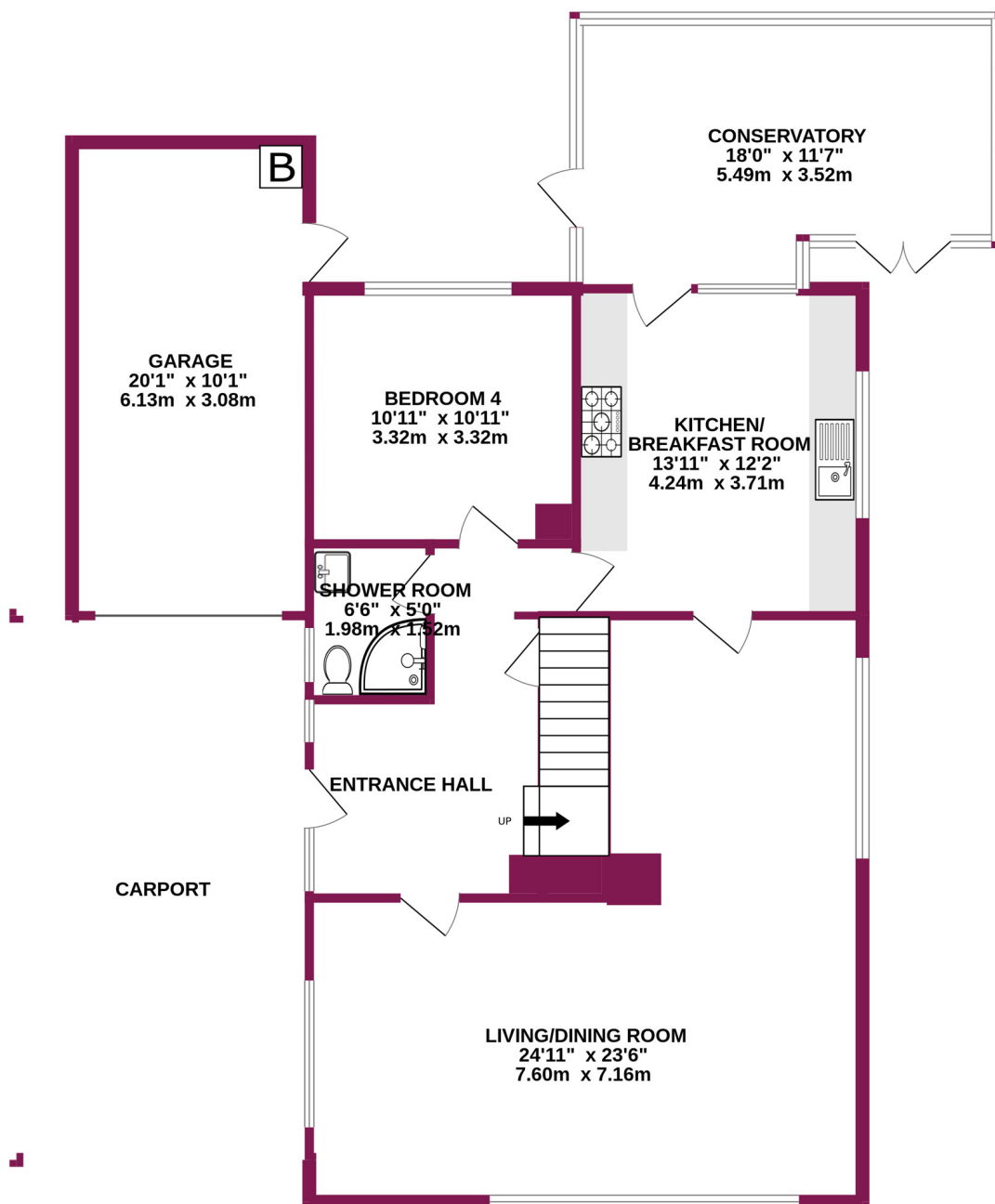
The first floor boasts a landing with large built-in airing cupboard, three double bedrooms and large refitted bath/shower room measuring 14' 2" x 5' 10" with a shaped bath, oversize full width shower tray with fitted screen and dual shower, shaped wash basin inset into surround with storage under and close coupled wc. Bedroom 1 offers a range of bespoke fitted wardrobes and both bedrooms 1 and 2 provide access to further eaves storage. Bedroom 3, with built-in double wardrobe is currently utilised as a home office/study.

Externally, the property boasts a generous block paved frontage providing on-site parking for several cars, a large covered carport and oversize single garage measuring 20' 1" x 10' 1" housing the wall mounted gas boiler. The rear and side gardens are fully enclosed and are predominantly laid to lawn with established well stocked beds and borders, paved sitting areas and mature foliage providing screening from neighbouring properties.

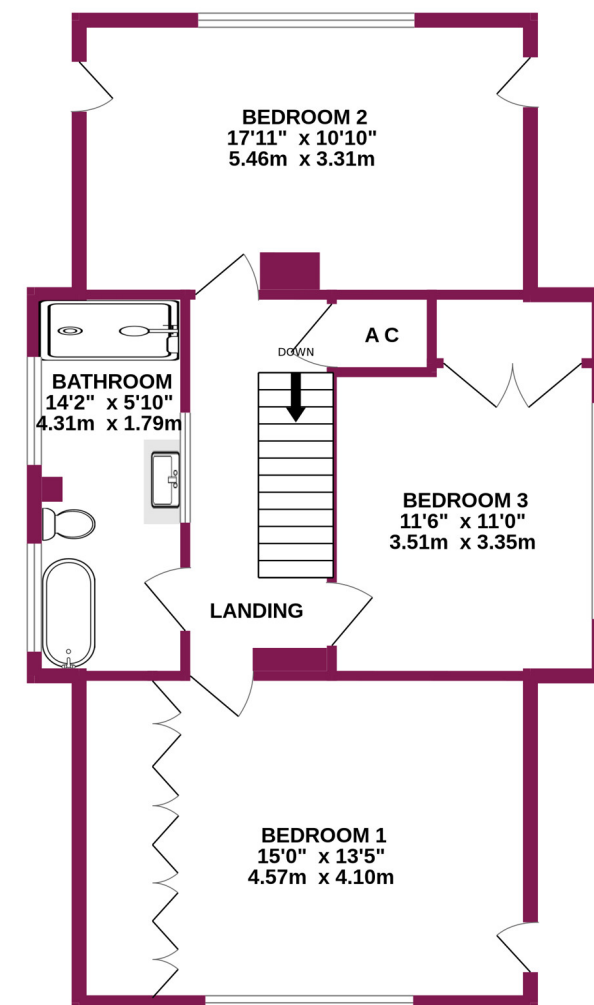
N.B. An internal inspection is essential to fully appreciate the size of accommodation on offer and exceptional presentation.



GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 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.

Made with Metropix ©2023



6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk



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.