



85 The Fairway

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

Price £825,000
FREEHOLD

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Features

- **Delightful Detached Thatched Residence**
- **Idyllic Private Estate Setting**
- **Incredibly Light & Airy Accommodation**
- **3 Bedrooms (Master with En-Suite Bathroom)**
- **3 Reception Rooms**
- **Many Characteristic Features**
- **NO ONWARD CHAIN**
- **1,823 Sq Ft / 169.4 Sq M (including garage)**

Offered For Sale with No Onward Chain, this truly delightful detached thatched residence is situated within what is considered to be one of the most picturesque positions, in a row of similar thatched properties, approximately 150 metres from the beach, within the highly sought after Aldwick Bay private marine estate.

The property has been greatly improved throughout the years and offers the perfect combination of the modern comforts and convenience of today's lifestyle combined with the characteristic features expected in a period cottage.

The bright and airy accommodation in brief comprises an open plan entrance hall to the main sitting room, ground floor cloakroom/wc, rear aspect kitchen/breakfast room with adjoining boot/utility room, separate dining room/music room, delightful sun room/library at the rear providing access to the garden, first floor landing, master bedroom with modern en-suite bathroom, two further double bedrooms and a modern first floor shower room.

The property also offers double glazing, a gas heating system via radiators, a driveway providing on-site parking, pitched roof thatched garage with adjoining stores and delightful front and rear gardens.

The front door is protected by a thatched storm porch and opens into a light and airy open plan hallway with built-in cloaks storage cupboard and open plan walkway into the dual aspect sitting room with windows front and side, exposed oak herringbone parquet flooring throughout and feature log effect gas fire.

An archway from the sitting room, with step down, leads to the rear sun room/library which provides access into the rear garden via folding doors to the side, along with a large window to the rear and feature oak herringbone parquet flooring.

From the hallway a carpeted staircase with high level natural light corner window rises to the first floor landing, while doors from the hallway lead to the dining room/music room, kitchen and under-stair cloakroom which has a window to the rear, tiled walls and floor, close coupled wc, wash basin and heated towel rail.

The dining room/music room is another dual aspect room, positioned at the front of the property, with windows front and side and feature exposed oak herringbone parquet flooring.

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The kitchen/breakfast room has windows to the side and rear and a range of fitted units complemented with granite work-surfaces and an inset Butler style sink unit, a 'Range' style cooker, integrated dishwasher, quarry tiled flooring and high level natural light window to the rear. A door to the side leads into a useful utility style boot room, which houses the wall mounted gas boiler, a second sink unit, space and plumbing for a washing machine and additional appliances and has a door to the rear providing access into the garden.

The first floor landing has a double fronted shelved storage cupboard and a large hatch to the loft space. Doors from the landing lead to the three double bedrooms and the shower room.

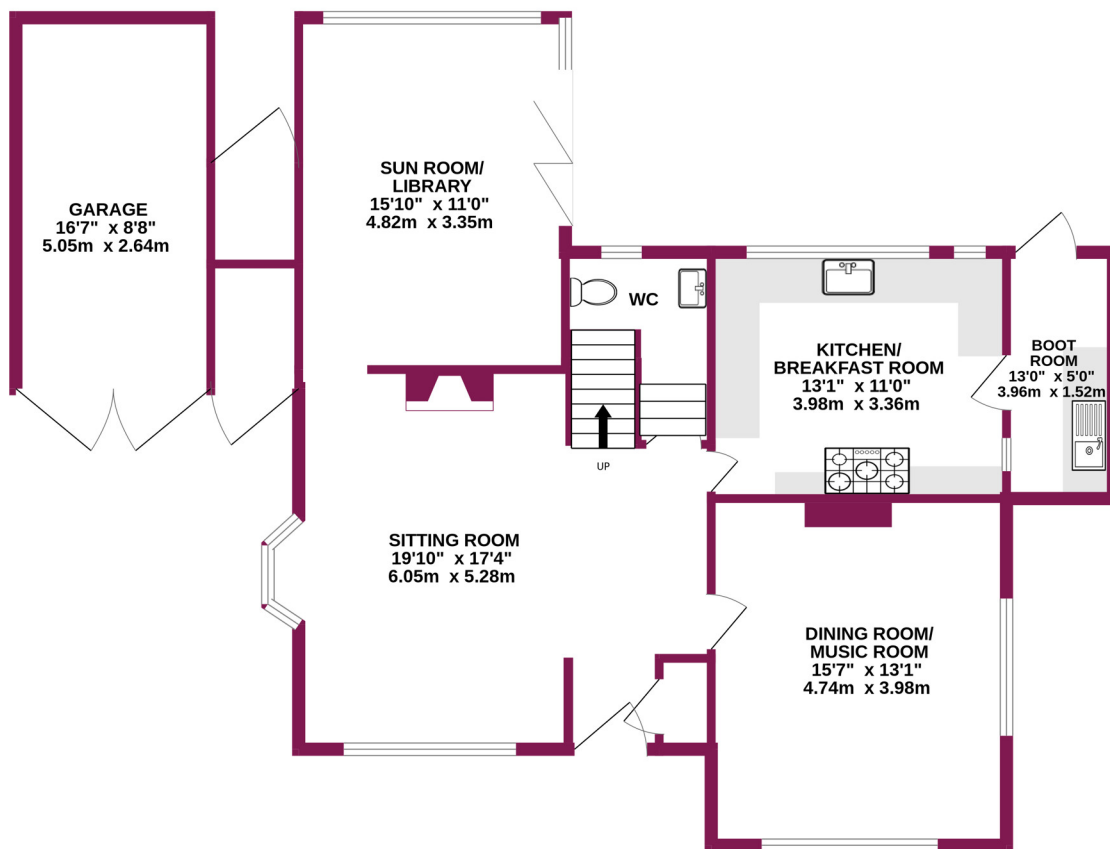
Bedroom 1 is a dual aspect generous room with windows to the front and side and boasts a comprehensive range of fitted wardrobes and storage cupboards along with a door leading into the adjoining modern en-suite bathroom, which has a free-standing shaped bath, close coupled wc, feature circular wash bowl set on a feature plinth, heated towel rail, tiled walls and floor and window to the front.

Bedrooms 2 and 3 are also good size double bedrooms, both with fitted wardrobes/storage cupboards, with bedroom 2 being a dual aspect room (front and side) and bedroom 3 with a window to the side.

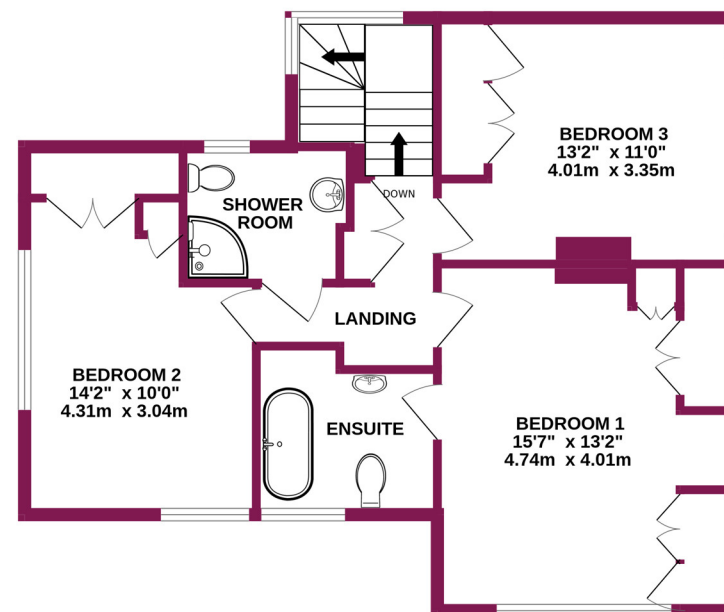
In addition, the first floor offers a modern shower room with corner shower enclosure with fitted dual shower, close coupled wc, further feature circular bowl wash basin with storage under, tiled walls and flooring with under floor heating, a heated towel rail and window to the rear.



GROUND FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 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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The front of the property is bordered by a shallow hedgerow providing screening to the front with the driveway providing on-site parking in front of the garage measuring 16' 7" x 8' 8" with double doors at the front, power and light. To the side of the garage, adjoining the property there is a useful store. The rear garden really complements the property with a large paved patio area, generous lawn bordered by raised beds and is fully enclosed by fencing with hedgerow and mature foliage providing screening from neighbouring properties, along with a Summer House, greenhouse and timber store. Adjacent to the garage there is a covered area leading to a further store. To the side of the property there is a pathway with gate leading out to the front.

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Current EPC Rating: 67 (D) **Private Estate Contribution:** £270.00 p.a. (2025 - 2026)

Council Tax: Band G £3,840.80 p.a. (Arun District Council/Aldwick 2025 - 2026)



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.