



## **7 Apple Grove**

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

**Guide Price £625,000**  
**FREEHOLD**



# 7 Apple Grove

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

## Features

- Charming 1930s Cottage Style Residence
- Idyllic Private Estate Setting
- 3 Bedrooms
- Bathroom, Shower Room & Cloakroom (3 wcs)
- Versatile Home Office/Hobbies Room
- Established Westerly Rear Garden
- Solar Panels (Electric & Water)
- NO ONWARD CHAIN
- 1,408 Sq Ft / 130.8 Sq M (including store)

Positioned within the highly sought after Aldwick Bay private marine estate which provides residents access to the private beach, this charming two storey cottage style residence is offered For Sale with No Onward Chain.

The prestigious 'Aldwick Bay' private residential estate was created in the late 1920s to provide a safe and tranquil setting. 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 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier 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 accommodation in brief comprises porch, hallway, ground floor cloakroom/wc, kitchen/breakfast room, rear sitting room with adjoining dining room, double glazed good size conservatory, versatile home office/hobbies room, first floor landing, three bedrooms, bathroom and shower room.

The property retains an array of authentic characteristic features and lends itself enormous scope for improvement, while also offering majority double glazing, a gas heating system via radiators, solar panels for electric and water, on-site parking via the driveway and a delightful established westerly rear garden.

An outer part glazed front door leads into the porch with windows to the front and side, courtesy light and quarry tiled flooring. An inner glazed door in-turn leads into the hallway with an easy rise carpeted staircase to the first floor with useful under stair storage cupboard housing the meters, updated electric consumer unit and solar panel controls. A window to the front over the stairs provides natural light, along with two feature internal obscure glazed panels to the dining room.

Doors lead to the kitchen/breakfast room, sitting room and dining room, while a sliding door leads into the ground floor cloakroom with window to the side, low level wc and wash basin.

AL625 - 05/25







The kitchen/breakfast room is positioned at the front of the property and boasts a range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, tiled splash back surround, electric hob with hood over, eye level double oven/grill, space and plumbing for a dishwasher and washing machine, space for a fridge and wall mounted gas boiler, along with a window to the front, small window to the side and a part glazed door to the side, leading out to a covered walkway, providing access to both the front and rear gardens.

The sitting room boasts a feature bay window to the rear, fireplace with recessed gas fire, shelved recess, glazed French doors to the dining room and further glazed door to the pitched roof double glazed conservatory at the rear, which in-turn provides access into the rear garden via a pair of double glazed French doors. The dining room has a window to the rear into the conservatory and two obscure natural light glazed panels into the hallway, along with a glazed casement style door to the side, which provides access into the versatile home office/hobbies room, which has a window and part glazed door to the rear also providing access into the rear garden.

The first floor has a landing with window to the front, built-in large airing cupboard housing the lagged hot water cylinder and slatted shelving. The landing also offers an access hatch to the loft space and doors to the three bedrooms, bathroom and shower room. All three bedrooms enjoy the westerly aspect overlooking the rear garden, with bedroom 1 benefiting from a feature bay and built-in single wardrobe. Bedroom 3 has a fitted double wardrobe. Adjoining Bedroom 2 is an 'L' shaped shower room with a tiled shower enclosure with fitted shower, close coupled wc, wash basin and extractor.

In addition, there is a bathroom with feature eyebrow window to the front and further window to the side, bath with mixer tap/shower attachment, wash basin with storage under and close coupled wc.

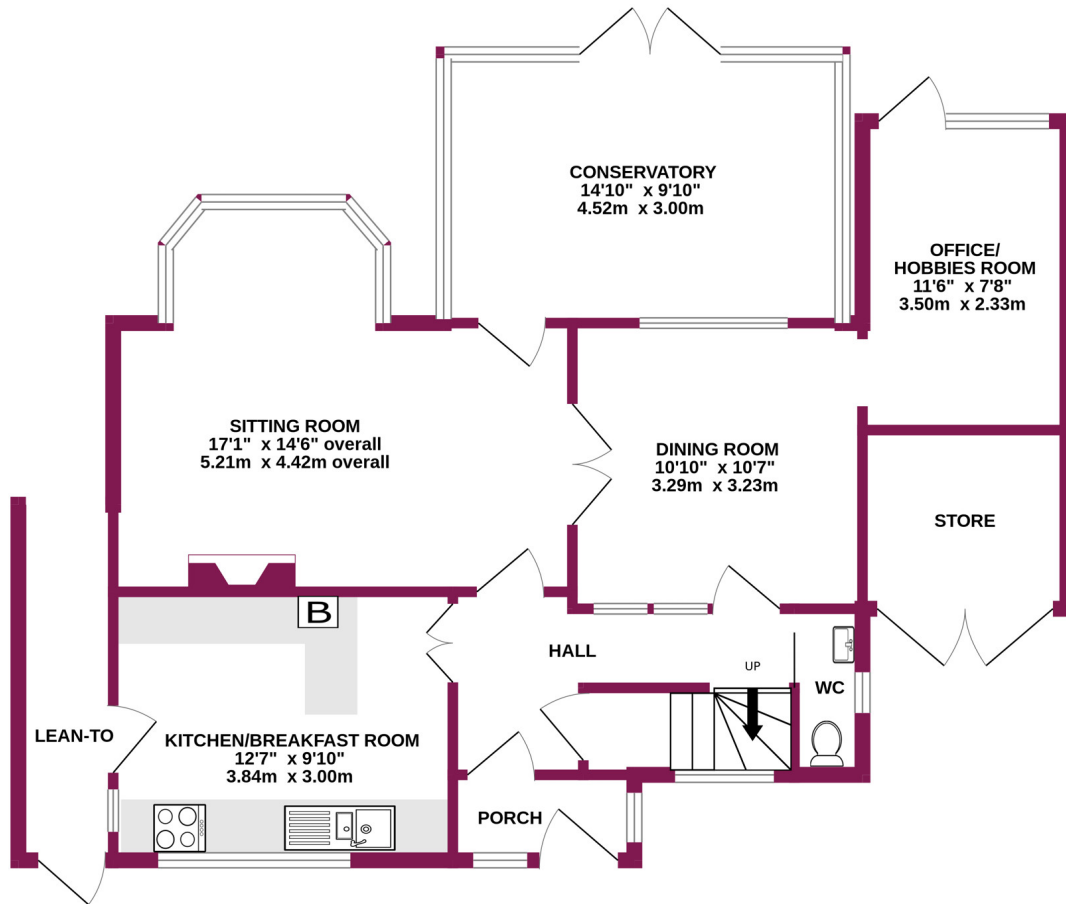
Externally, there is a good size frontage providing on-site parking, a pretty Lychgate leading to a pedestrian pathway to the front door, while the former garage with double doors at the front, has been reduced in size internally to create the home office/hobbies room. The westerly rear garden is predominantly laid to lawn with mature established borders and mature foliage providing screening from neighbouring properties, along with a paved terrace and shed.



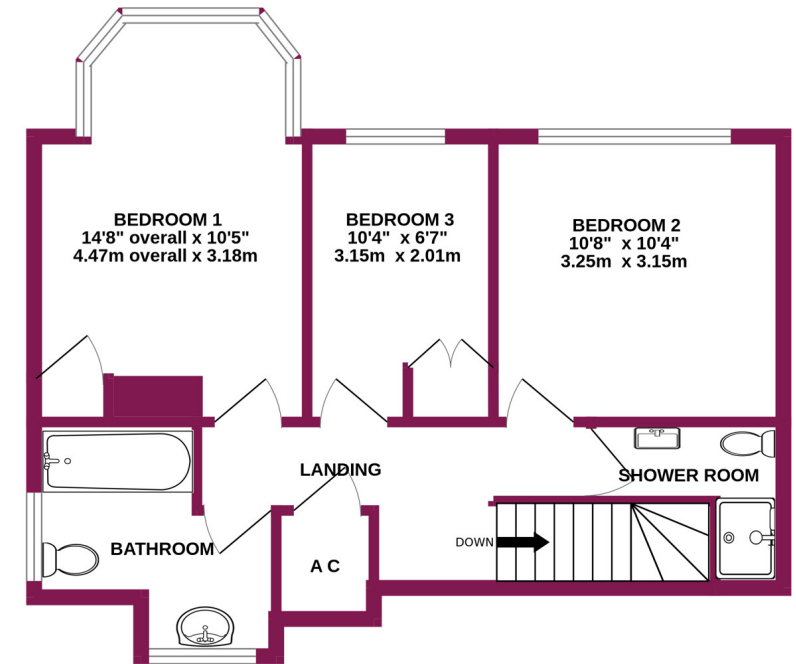




GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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 ©2025





**Current EPC Rating:** D (62)

**Council Tax:** Band F £3,328.70 p.a  
(Arun District Council/Aldwick 2025 - 2026)

**Private Estate Charge:** £270.00 p.a 2025-2026

6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://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.