



## 5 Priory Close

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

**Guide Price £1,000,000**  
**FREEHOLD**



# 5 Priory Close

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RE1000 - 05/25

## Features

- Superbly Appointed Detached Residence
- Incredibly Deceptive & Highly Versatile Accommodation
- 5 Bedrooms (2 With En-suite Shower Rooms) Plus Family Bath/Shower Room
- Superb Open Plan Kitchen/Dining/Family Room & Separate Utility Room
- Reception Hall, Sitting Room & Study/Home Office
- Cul-de-sac Setting Within Highly Sought After Private Marine Estate
- On-site Parking & Integral Garage
- 2,936 Sq Ft / 272.8 Sq M

This superbly appointed detached family home occupies a cul-de-sac position within the highly sought after Aldwick Bay private marine estate which provides residents access to the private beach, located within a few hundred metres level walk from the property. This truly unique home has been subject to extensive improvements throughout the years to create incredibly deceptive and highly versatile accommodation, which in brief comprises a large welcoming reception hall, ground floor cloakroom/wc, open plan kitchen/dining/family room at the rear with underfloor heating, separate utility room, sitting room, study/home office, ground floor double bedroom with en-suite shower room, impressive light and airy first floor landing with doors out to a good size sun terrace/balcony, principal bedroom with vaulted ceiling and en-suite bath/shower room, three further first floor double bedrooms and a modern well equipped family bath/shower room.

The property also offers double glazing, a gas heating system via radiators and part under floor heating, on-site parking at the front, an integral garage and a delightful fully enclosed landscaped rear garden with feature studio/summer house.

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 front door with flank natural light double glazed panelling leads into an impressive reception hall with fitted floor to ceiling cloaks storage cupboards, feature easy rise staircase with glazed balustrade and inset ceiling spot lighting. Doors lead to the sitting room, kitchen/family room, study, ground floor bedroom 5, integral garage and ground floor cloakroom with wc and wash basin.

The open plan kitchen/dining/family room is a bright and airy space with feature natural light skylight lantern, folding doors opening into the garden, along with a window to the rear, a comprehensive range of fitted units and work surfaces incorporating a generous breakfast bar, integrated induction hob, eye level double oven, dishwasher and wine cooler, along with inset ceiling down lighting and speakers. A door leads into the adjoining utility room which has a window to the side, further fitted units and work surface, a second sink unit and space and plumbing for a washing machine, dryer and further appliances.







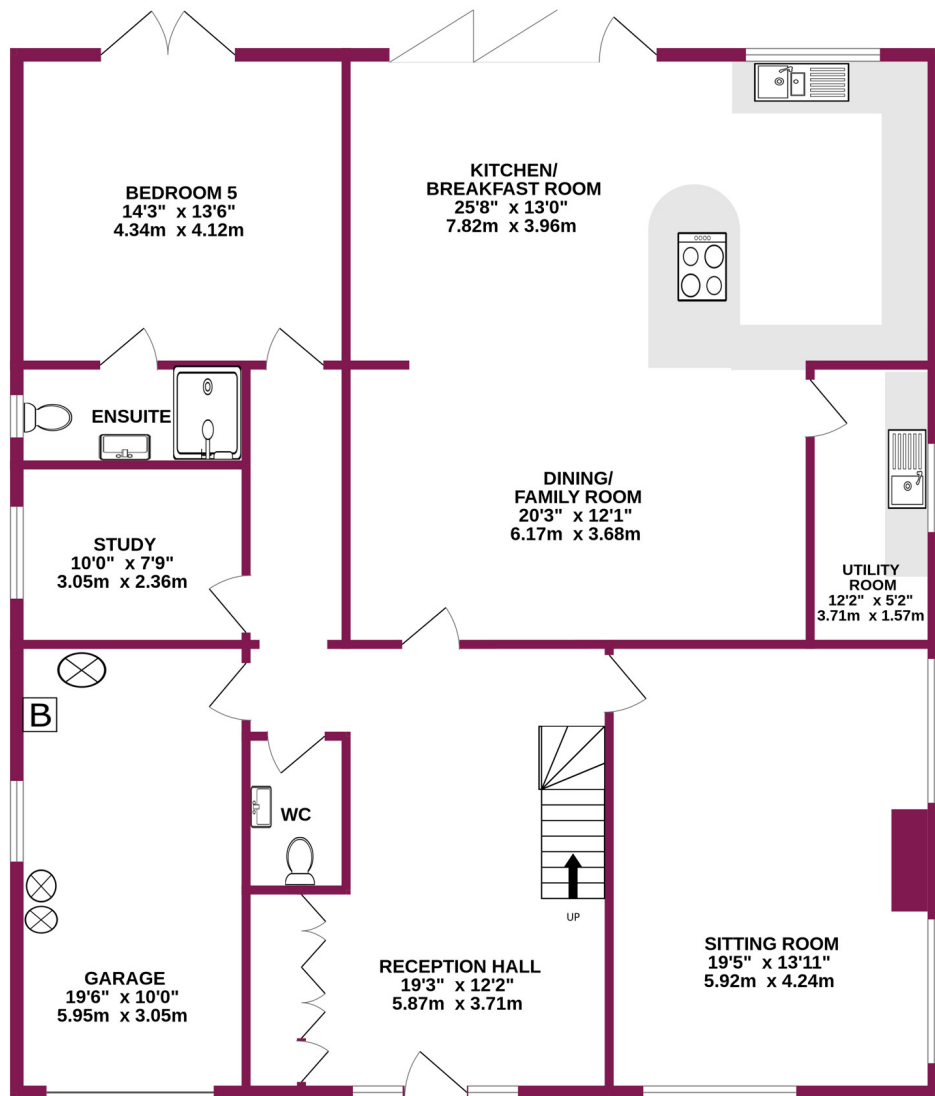
The sitting room has a large picture window to the front, two high level natural light windows to the side and fitted carpet. The study has a window to the side and fitted carpet. In addition, the ground floor has a double bedroom with French doors to the rear providing access into the rear garden and door to an adjoining en-suite shower room with modern suite of oversize shower enclosure with fitted shower, wc, wash basin, heated towel rail and window to the side.

The first floor boasts a delightful landing with built-in linen storage cupboard, French doors providing access to the sun terrace/balcony at the front and doors to the four first floor double bedrooms and family bath/shower room. Bedroom 1 has a feature vaulted ceiling, fitted wardrobes, window to the front and door leading through the adjoining en-suite bath/shower room with oversize glazed shower enclosure with fitted shower, bath, wc, wash basin, window to the side and modern feature vertical radiator. Bedrooms 2, 3 and 4 are all good size double rooms with windows to the rear enjoying the pleasant outlook over the rear garden. The family bath/shower is also a part vaulted room with a superb suite of oversize glazed shower enclosure with dual shower, free standing roll top bath, large wash basin with adjacent enclosed cistern wc, heated towel rail and windows to the front and side.

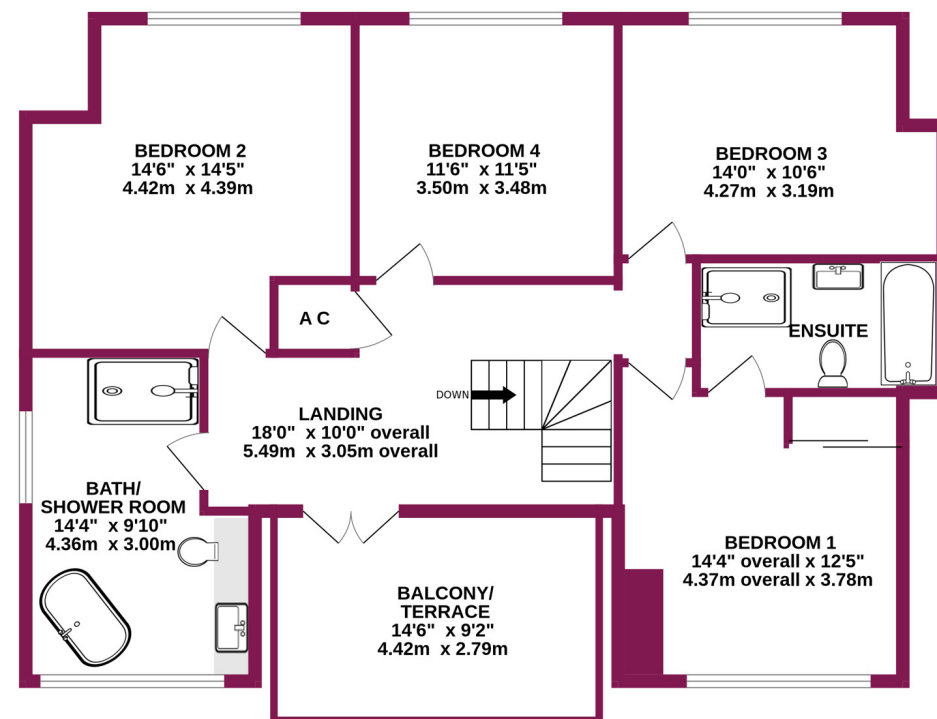




## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 2936sq.ft. (272.8 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.  
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Externally, there is an open plan frontage providing on-site parking in front of the garage along with a lawn, external courtesy lighting and pathway to the front door. The garage has an up and over door at the front, window to the side and houses the modern gas boiler, modern wall mounted electric consumer unit and modern pressurised water cylinders. The fully enclosed rear garden has delightful paved terraces providing entertaining space, shaped lawns with pathways, well stocked established beds and borders, external lighting and a versatile timber studio/summer house measuring 15' 10" x 9' 4", which is currently utilised as bar, with power and light.

**Current EPC Rating - C (78)**

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

**Council Tax - Band G £3,174.55 p.a. (Arun District Council/Aldwick 2025 - 2026)**

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