



7 A'Beckets Avenue

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

Guide Price £850,000
FREEHOLD

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Features

- Two Homes In One
- Superbly Appointed Detached Residence
- 3 Bedroom Main Dwelling
- Plus 1 Bedroom Self Contained Annexe
- Incredibly Deceptive Home
- Corner Plot Position Within Idyllic Private Estate
- Complete Onward Chain
- 1,796 Sq Ft / 166.9 Sq M

Occupying a corner plot position within the highly sought after Aldwick Bay Estate which provides residents access to the private beach, this 1930's detached cottage style residence has been vastly improved by the current owner occupiers to create a ready to move into family home, with the additional benefit of a completely self contained one bedroom single storey annexe.

The main home boasts accommodation comprising entrance hall, ground floor cloakroom/wc, superb fully fitted kitchen/dining room which is open plan to a delightful rear living room, separate utility room, first floor landing, three bedrooms and fully updated first floor shower room.

The annexe boasts its own private entrance porch, open plan living room with kitchenette and double bedroom with modern en-suite shower room and dressing area. Externally, both the annexe and main home each have private rear gardens, while to the front there is ample on-site parking for several cars and a detached garage.

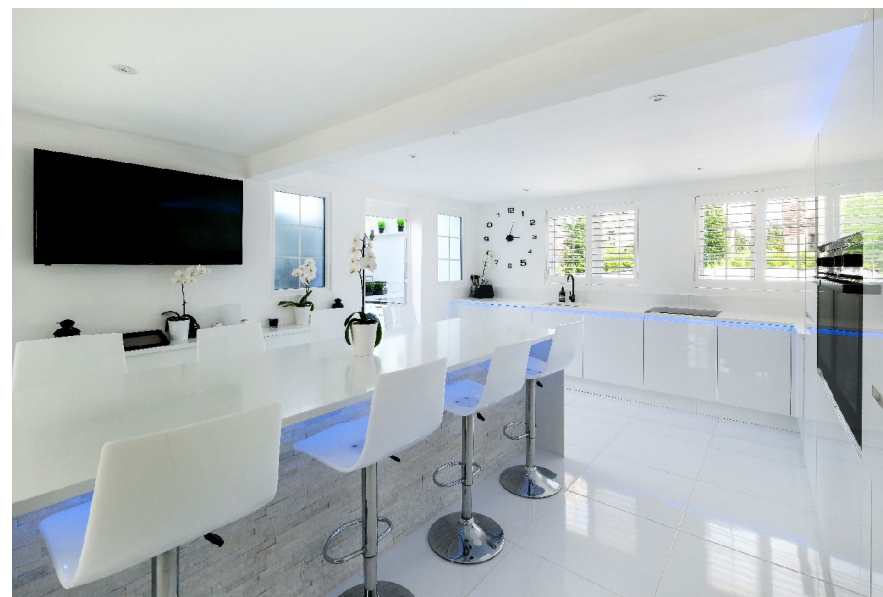
The front door to the main house leads into the entrance hall with exposed wood flooring, a carpeted staircase to the first floor with natural light window to the front and useful under-stair storage cupboard housing the modern electric consumer unit and meters. A door from the hall leads into the kitchen/dining room, with a further blocked doorway to the adjoining annexe and door to the modern refitted cloakroom, which has a window to the side, close coupled wc, wash basin with storage under, heated towel rail, tiled flooring and feature wall with integral lighting over.

The kitchen/dining room really is an impressive space boasting large polished floor tiles throughout, bespoke fitted shelving and storage cupboards, high quality, fully fitted kitchen units with Quartz work surfaces with under-counter lighting, a large feature central island/breakfast bar, range of integrated appliances, along with two windows to the front, natural light windows and door to the side, leading to the adjoining utility room which provides a further range of fitted units and work surfaces, a second sink unit, wall mounted modern gas combination boiler, window to the front, natural light glazed roof and door to the rear providing access into the rear garden.

From the kitchen/dining room a wide open plan walkway flows through to the sitting/living room at the rear with further large polished floor tiles, natural light skylight and French doors with flank panelling to the rear providing access into the rear garden.

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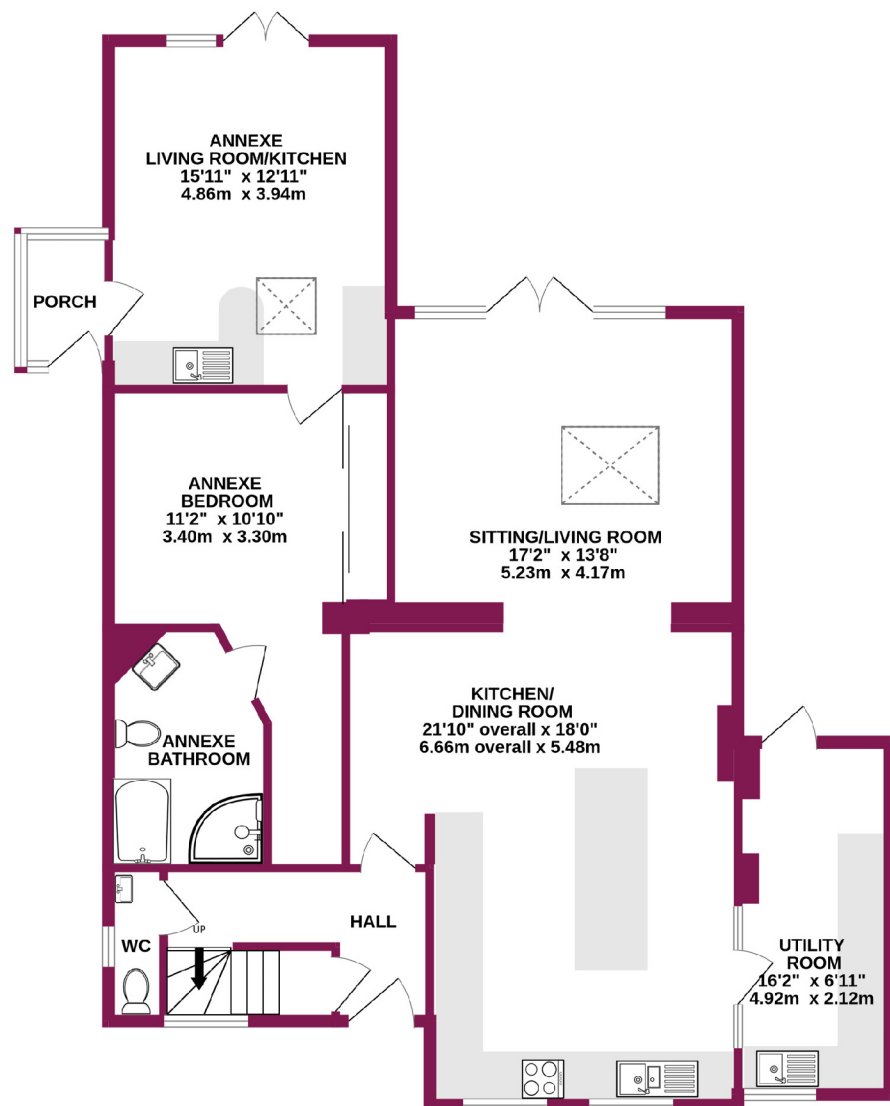
The first floor boasts a light and airy landing with window to the front, fitted carpet, large walk-in storage cupboard and doors to the three bedrooms and shower room. All three bedrooms enjoy the outlook over the rear garden, with bedrooms 1 and 2 both being dual aspect rooms, while bedrooms 1 and 3 also benefit built-in/fitted wardrobes.

The fully refurbished shower room has a window to the side, an oversize shower enclosure with dual shower unit, wall mounted wash basin with storage under and integral lighting, close coupled wc, heated towel rail, tiled flooring and an access hatch to the loft space.

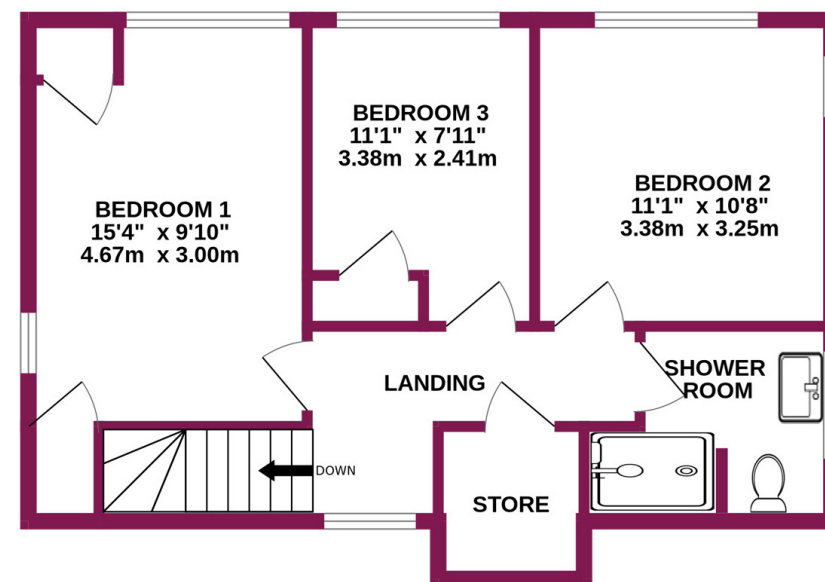
In addition the main home provides double glazing with bespoke plantation shutters, a gas heating system via radiators, has been rewired and has its own private garden.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 sq.m.) approx.

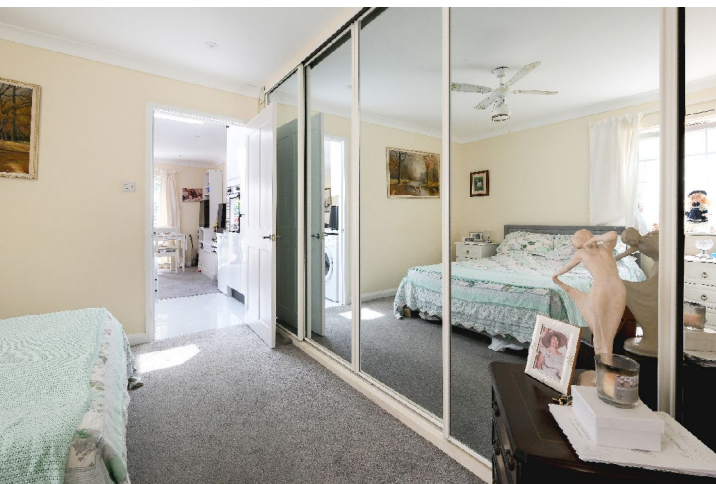
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Current EPC Rating - C (71)

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

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



The annexe is accessed via a gate leading to a path to the side of the property leading to a double glazed porch which has space for a tumble drier and an inner door leading into the open plan living room with modern good size kitchenette, with feature under-counter lighting, natural light skylight and double glazed French doors with flank panelling to the rear, providing access into the private rear garden. From the kitchen a door leads through to the double bedroom with floor to ceiling mirror fronted wardrobes/storage cupboards to one wall and a window to the side. The bedroom flows into a dressing area which can potentially provide access into the main house. A door from the bedroom leads into the en-suite shower room which is a good size and offers a walk-in bath, corner shower enclosure with dual shower, wash basin with storage under, close coupled wc, heated towel rail and window to the side. The annexe also offers double glazing and radiator heating. The annexe garden has its own paved patio/sun terrace, generous low maintenance artificial lawn, further terrace with pergola over, established well stocked borders and a superb feature covered raised pond. In addition, there are generous storage sheds to the side and a detached garage at the front.

An internal inspection is essential to fully appreciate everything this unique residence has to offer.

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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.