



9 Meadow Way

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

Price £1,495,000
FREEHOLD

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WE1495 - 02/25

Features

- **Substantial Detached 4 Bedroom Residence**
- **0.23 Of An Acre Overall Plot**
- **Cul-de-Sac Position Within Idyllic Private Estate Setting**
- **Close To The Private Beach**
- **Exceptionally Well Presented Throughout**
- **Air Source Heat Pump & Under-floor Heating**
- **Solar Panels With Battery Storage**
- **Current EPC Rating: B (88)**
- **3,413 Sq Ft / 317.1 Sq M (including garage)**

Having been the subject of extensive renovations by the current owner occupiers throughout the past few years, with a methodical attention to detail, this superbly presented detached residence is tucked at the far end of a quiet cul-de-sac, in an impressive plot of approximately 0.23 of an acre. The property has been tastefully and sympathetically improved to create, what can only be described as a ready to move into home, with the modern benefits of replacement double glazing, under-floor wet heating system via an air source heat pump and solar panels with battery storage.

The split level accommodation in brief comprises an open plan welcoming entrance hall, which flows through to a large open plan fully fitted, luxurious, kitchen/dining/living room at the rear, which leads out to a raised sun terrace, separate utility room, generous lounge at the front, cloakroom/wc with inner lobby area with steps leading down to a lower ground floor, highly versatile, home office/hobbies room, the plant room and a large lower ground floor versatile sitting room. The easy rise staircase from the hallway leads to a lower first floor level comprising two good size bedrooms and a family bathroom, while the bright and airy upper first floor boasts a landing, master bedroom which provides access on to a raised balcony/terrace, along with a dressing room/closet, luxury fitted en-suite shower room and there is also a guest suite positioned at the rear, with a further luxury en-suite shower room.

The property is approached via double gates which lead into an extensive frontage, providing secure on-site parking for numerous vehicles and a recently constructed detached pitched roof double garage.

Steps at the front of the property rise up to a delightful entrance with a covered storm porch protecting the recessed front door, with flank double glazed natural light panelling, which in turn, leads into the impressive hall with large tiled flooring with under-floor heating, an easy rise carpeted staircase to the lower and upper first floor levels, with useful large under stair recess, double doors into the living room and open plan walkway to the kitchen/dining/living room positioned at the rear, which boasts integrated appliances, large island/breakfast bar, feature skylight/lantern, large tiled flooring throughout with under floor heating and two sets of double glazed sliding panel doors to the rear, providing access to the delightful raised sun terrace and rear garden. A door to the side leads into the adjoining fully fitted separate utility room with a double glazed window and door to the rear, also providing access on to the sun terrace and rear garden.







The lounge is a bright and airy room with large double glazed window to the front, an obscure double glazed window to the side, smaller double glazed windows to both sides, fitted carpet, under-floor heating and feature chimney breast housing a modern glazed feature fireplace with display plinth over.

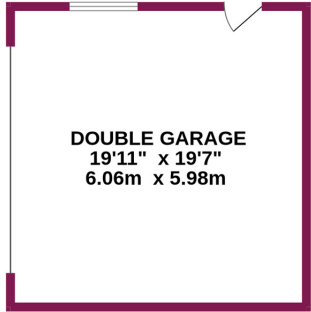
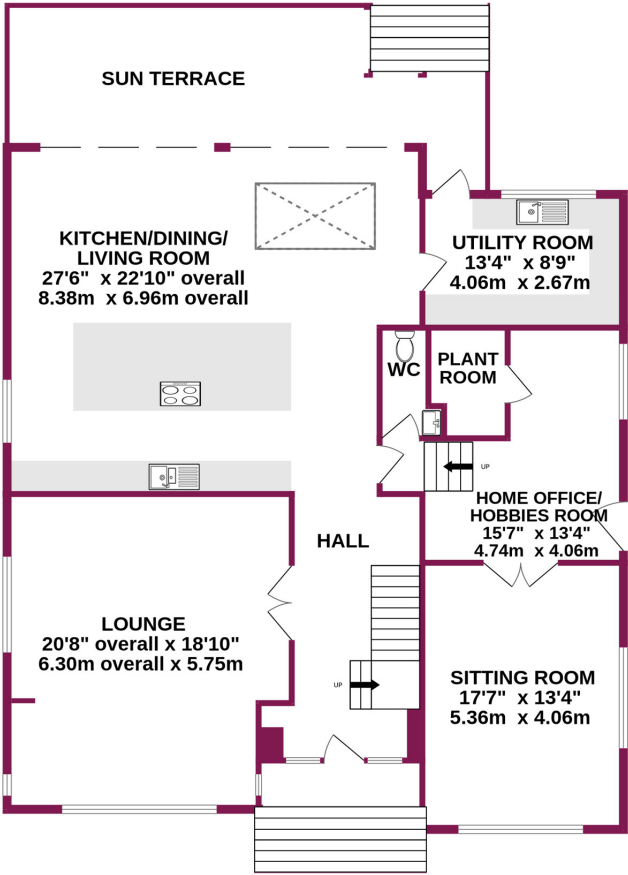
From the kitchen/dining/living room a door to the side leads into a lobby area with steps down to the versatile home office/hobbies room and a door to the cloakroom, with wc, recessed wash basin, under-floor heating and feature lighting. The versatile home office/hobbies room lends itself to multiple uses and has a double glazed window and door to the side, double doors to the sitting room and a door to the plant room, which houses the water cylinders, electrics, etc. The sitting room again lends itself to a variety of uses including potential fifth bedroom, games room, cinema room or gym if desired and has double glazed windows to the front and side, along with under-floor heating.

The half landing has a built-in airing/linen cupboard and access hatch to the loft space with fitted ladder and window, which houses a fitted store room. The main upper first floor landing has a double glazed sky light lantern and double glazed doors to the rear with glazed balustrade (there is potential to create a further terrace if desired over the dining area). The master bedroom is an excellent size and boasts a walk-in closet/dressing room, further built-in full height storage cupboard, fitted carpet, under-floor heating, along with a door to the adjoining superbly fitted en-suite shower room and two double glazed windows and French doors to the front, providing access to the raised balcony/sun terrace with balustrade. The guest suite also benefits a superbly appointed en-suite shower room. Bedrooms 3 and 4 are accessed from the lower first floor landing and are positioned front and rear respectively, with a delightful family bathroom positioned between the two rooms, with bath with shower over, wash basin inset into surround with adjacent enclosed cistern wc, tiled walls and flooring, under-floor heating, a double glazed window to the side and heated towel rail. Both the lower first floor and upper first floor levels benefit from under-floor heating throughout.

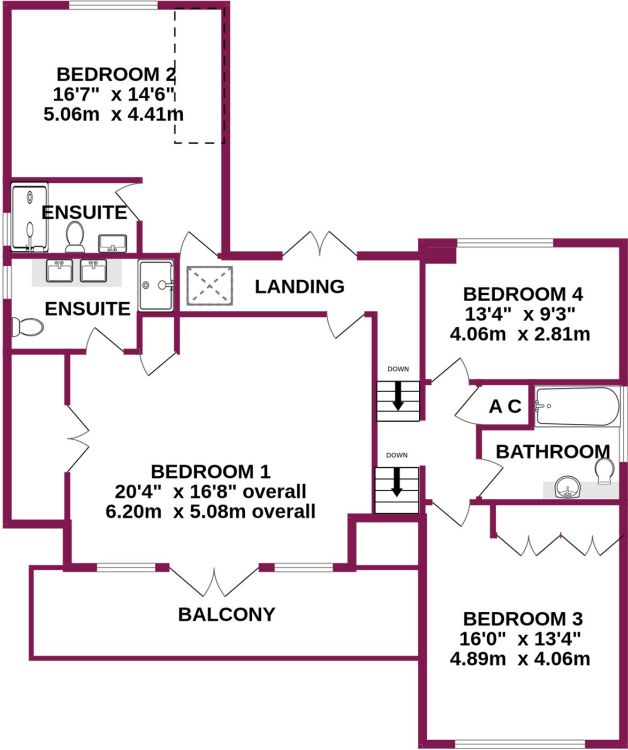




GROUND FLOOR
2192 sq.ft. (203.6 sq.m.) approx.



1ST FLOOR
1221 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 3413 sq.ft. (317.1 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, the beautifully maintained rear garden complements the stunning internal condition of this superb property and provides a delightful raised sun terrace with glazed balustrade with steps leading down to the main lawn, with established well stocked borders, an array of established trees, shrubs and plants, additional paved patio/terrace at the rear, with large timber storage shed, further terrace at the side of the property, external lighting and external power points. A pathway at the side of the property leads to the front which is predominantly laid to gravel providing secure parking for several vehicles, raised beds and the large double garage which measures 19' x 19' 7" (internally) with power, light, electrically operated vertical sectional door at the front, personal door at the side, access hatch to the loft space with ladder and ability to provide an EV charging point.

Private Estate Contribution: £270.00 p.a. (2025 - 2026) **Council Tax:** Band G £3,662.96 p.a. (Arun District Council / Aldwick 2024 - 2025)

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