













NEXA
PROPERTIES

Meadow Way, Aldwick, Bognor Regis, PO21



AT A GLANCE

-  A Short Walk To The Private Beach
-  Detached Home In Gated Community
-  Landscaped Gardens
-  Garage/Gym & Off Road Parking
-  West Facing Sun Terrace
-  Underfloor Heating In Various Rooms
-  Two Living Rooms One With log Burner
-  Master Bedroom With En-Suite
-  Superb Fully Fitted Kitchen
-  Beautifully Presented Throughout





ABOUT THE PROPERTY

This impressive detached family home, just a short walk from the stunning beachfront, seamlessly combines elegance, modern amenities, and thoughtful design. With four spacious bedrooms, this property provides ample room for any family, making it an ideal choice for those seeking a comfortable and stylish living space.

The house offers wide, airy rooms throughout, creating a sense of openness and freedom. At the heart of the home is a very spacious, fully fitted kitchen with underfloor heating, adding an extra touch of luxury to everyday living. Large windows and doors across the back of the home ensure that children and pets can be easily seen from inside, making it perfect for both entertaining and family living.

The winter lounge features a cosy wood burner, ideal for colder months, while the summer lounge opens onto the garden, providing a seamless indoor-outdoor living experience. Evening TV viewing is comfortable with a bespoke media wall, custom-painted in Farrow & Ball Verte de Terre, ensuring no glare from the sun. Adjacent to the living room is a very useful office, perfect for those who work from home.

Upstairs, the first floor features four bedrooms and two bathrooms. Each bedroom includes built-in wardrobes, custom-designed for optimal organization and storage, adding both convenience and style. The master bedroom has an en-suite bathroom with underfloor heating, and the second bedroom boasts a beautiful balcony. The family bathroom, with its fitted furniture, is both elegant and warm.





ABOUT THE PROPERTY

A top-of-the-line home security system offers peace of mind and safety for your family, although Aldwick Bay's serene environment often makes this unnecessary. The large loft space is an additional asset, providing versatile storage or conversion possibilities.

Externally, the landscaped drive and back garden are beautifully designed and maintained, perfect for outdoor enjoyment and adding significant curb appeal. The large west-facing balcony is ideal for sunset views and evening relaxation, while the entertaining deck is perfect for hosting gatherings, BBQs, and outdoor dining. The property also includes a covered swimming pool, which can be brought back to full functionality with some modifications, adding a luxurious touch to this already stunning home. Natural light floods the property throughout the day, creating a warm and inviting atmosphere.

Throughout the house, Farrow & Ball paint has been used, with a personal favourite being the Sulking Room Pink in the master bedroom, adding elegance and comfort. A brand-new boiler ensures efficient heating and hot water supply. The spacious driveway accommodates up to five SUVs, providing ample parking space for residents and guests. For fitness enthusiasts, the option to retain the rubber flooring for a home gym setup is available.

Mornings are delightful, waking up to the soothing sound of the sea during high tide, creating a serene living experience. The cul-de-sac location is perfect for those seeking peace and quiet or for teaching young children to ride a bike in a safe environment.



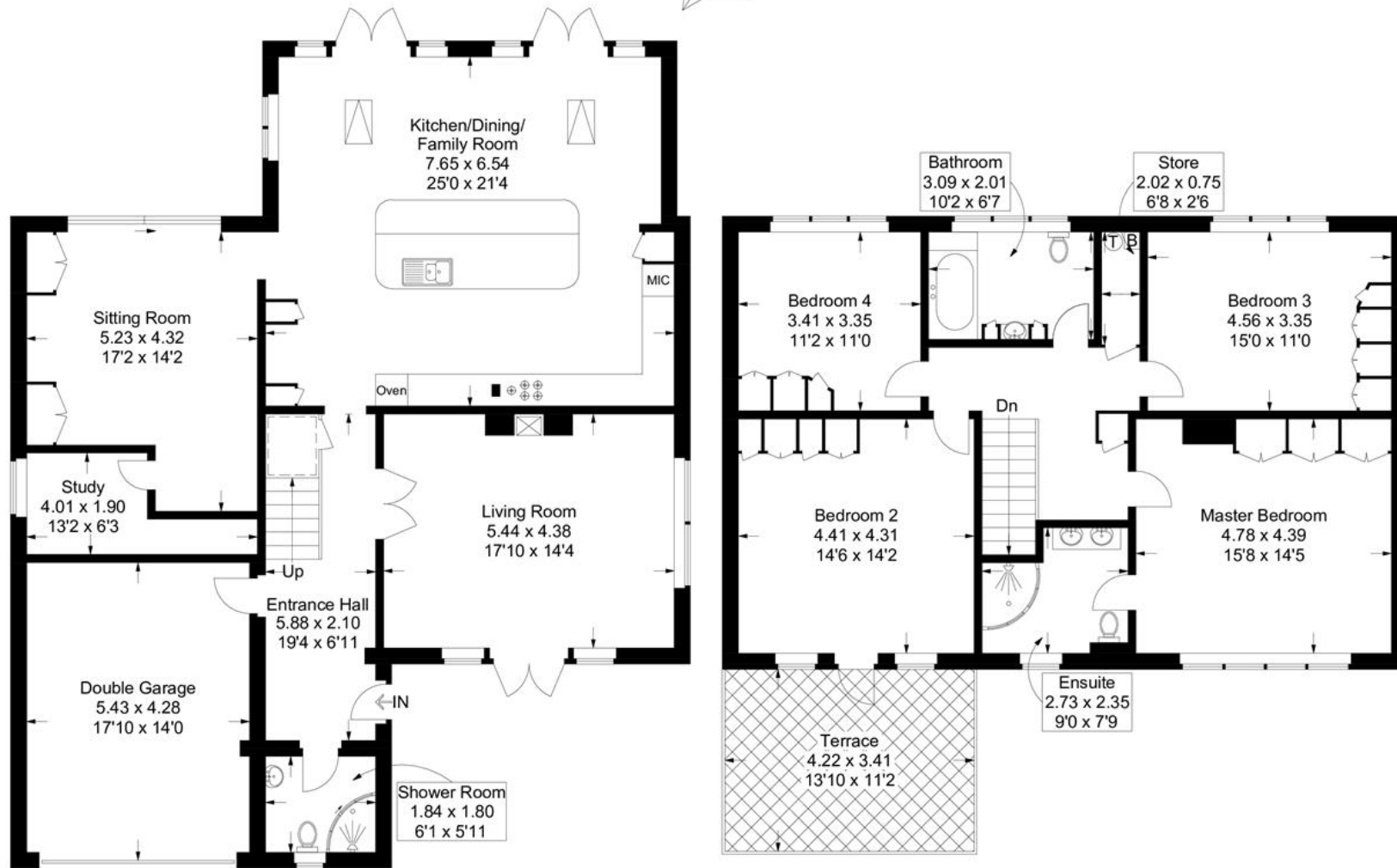






Meadow Way, Aldwick Bay Estate, Aldwick

Approximate Gross Internal Area = 240.7 sq m / 2590 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.9 sq m / 10 sq ft
 Total = 241.6 sq m / 2600 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

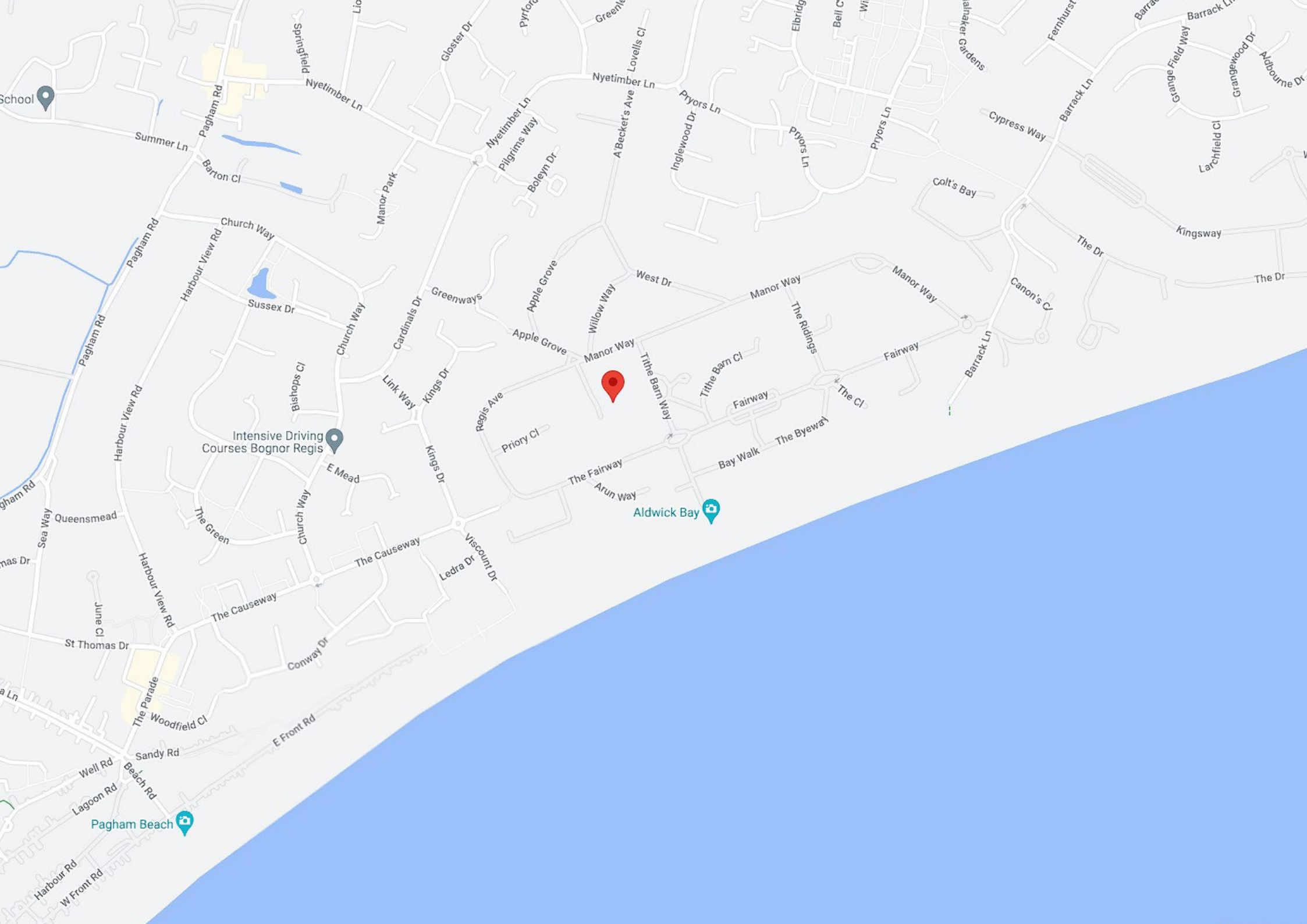


LOCATION

Located within the prestigious Aldwick Bay estate, this gated community is known for its exclusivity and proximity to the beach. The estate features a private beach for residents, offering a serene and secluded beachfront experience just a one-minute walk away through two shingled pathways. This exclusive location is also noted for its celebrity connections and the sense of prestige it offers.

The community is closely knit, with a private Facebook page serving as an interactive neighbourhood watch and marketplace. While enjoying seclusion and privacy, a short walk through a couple of alleyways brings you to Nyetimber, just 15 minutes away, where you can choose from four pubs, all within a two-minute walk of each other. Additionally, Pagham Harbour Nature Reserve is nearby, offering a scenic walk to Siddlesham, home to the renowned Crab and Lobster gourmet pub.

This house and estate offer the perfect blend of luxury, convenience, and community, making it an exceptional place to live.



School

Intensive Driving Courses Bognor Regis

Aldwick Bay

Pagham Beach



THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



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