



# Sanderlings

3 The Orchard, Aldwick Bay Estate, Bognor Regis, West Sussex

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS









Aldwick Bay beach nearby

# SANDERLINGS

3 The Orchard, Aldwick Bay, Bognor Regis, PO21 4HX

A substantial detached house of character, comprising 6 bedrooms and 4 bathrooms (2 en-suite), 5 receptions, set in delightful gardens with a south rear aspect, extensive parking and double garage, in all set in about 0.28 acres, well located on a highly desirable and exclusive private beachfront estate, a short walk to the beach.



Exclusive Private Beachside Estate

## THE PROPERTY

Impressive Reception hall  
Cloakroom, Study,  
Kitchen/Breakfast Room, Lobby  
**Large Family Room**  
Sitting Room with fireplace  
Dining Room  
Large Gymnasium  
Underfloor heating to the ground floor

6 Bedrooms, 4 Bathrooms (2 en-suite)  
2 with ensuite Dressing rooms  
Landing with stairs to second floor  
Access to Balconies with South aspect from 3 Bedrooms

## OUTSIDE

Delightful private gardens with  
Extensive parking area for at least 12 vehicles  
Integral Double garage  
Beautifully manicured landscaped gardens and grounds  
South rear aspect

**In all, set in about 0.28 acres**





## THE PROPERTY

Sanderlings is a desirable handsome mock Tudor Detached house of character, built during the 1930's, which has been extended and undergone extensive improvements in recent years to create a substantial versatile family home. Upon entering the property there is a welcoming reception hall and doors leading to the cloakroom and superb study with a large arched window, and doors lead to the separate dining room and sitting room with a fireplace. The kitchen/breakfast room has a comprehensive range of wall and base units and work surfaces, including a central island with breakfast bar and an integral wine/drinks cooler. There are two eye level ovens and an electric hob with extractor hood, a dishwasher and space for a free standing American style fridge/freezer. A glazed door and natural light window to the side lead into a side porch with a utility cupboard and space for a washing machine and a room housing the gas fired boiler, which provides access via doors to the side entrance. There is a dining room with two side aspect windows and wood herringbone flooring, which leads into the sitting room and family room via two sets of double doors. The sitting room features a fireplace and two narrow windows either side of the chimney breast. A door leads into the reception hall and doors lead to the into the impressive large family room, which has three sets of patio doors leading out onto the decked "sun trap" area with a lovely view of the rear garden. From the family room doors lead into the impressive large gymnasium, which also has patio doors opening out onto the rear "sun trap" decked area and garden. From the reception hall a staircase rises to a large landing with an airing cupboard and doors lead to the principal bedroom suite with a dressing room and lavish en-suite bath/shower room, and there is a guest suite bedroom with en suite shower room, three further bedrooms and a family bathroom with a roll top bath with shower. A notable feature of the property is the principal bedroom and guest bedroom both of which have access to the southerly large balcony terrace and splendid view over the private southerly aspect rear garden. From the landing a staircase rises to the second floor level and a further bedroom with shower room, large walk-in storage rooms and southerly aspect sun terrace. There is a comfortable ambience in the house, which is ideal for entertaining and has plenty of natural light creating a lovely relaxing ambience throughout.

































### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, with several thousand moorings, over 10,000 registered vessels and thousands of berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.





### THE ALDWICK BAY ESTATE & CHICHESTER

The Aldwick Bay Estate is a highly regarded exclusive private beachfront estate with a nearby selection of shops catering for everyday needs and located about 6 miles south of Chichester with its thriving community in the city and surrounding villages. Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. Much of the shopping centre is accessed through level pedestrianised areas, leading to the beautiful Cathedral founded in 1075. Much of the city centre was built during the Georgian and Victorian eras and has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about two miles by canoe and rowing boats and there is a further two miles of walks beside the canal leading to both Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private) and NHS St Richard's Hospital. There are a good variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club, a wide choice of restaurants. Chichester has the renowned Pallant House Gallery and Internationally renowned Festival Theatre and other amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Cinema. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 9 miles.









### COMMUNICATIONS, TRAVEL LINKS & SCHOOLS

Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins) and about 2 miles to the north Branhams train station links to London Victoria approx. (95mins). The A27 provides good road access to Worthing, Brighton and Portsmouth. The A3 (M) motorway is about 17 miles west, connecting to the M25 Junction 10 and central London/Westminster about (72 miles) and Airports at Heathrow (61 miles), alternatively Gatwick via A27/A24 (45 miles). Southampton International Airport (33 miles) and Portsmouth (20 miles) and both cities provide ferry services to the Isle of Wight, Channel Isles and Europe. All times are subject to change, distances are approximate. There are a number of schools locally and accessible from Chichester including: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.



## GARDENS & GROUNDS

Sanderlings is approached from a delightful semi-circular driveway leading to an extensive carriage drive in-out drive providing parking for at least 12 vehicles. The gardens and grounds surround the house and the rear aspect is principally south facing with a large entertaining decked area at the rear of the property and accessed from two sets of patio doors from the large family room and patio doors from the gymnasium. There is a wonderful and extremely private leafy rear aspect and a wide expanse of neatly kept lawn, surrounded by a number of well established trees and beautifully manicured mature hedges and sun trap terraces.

**In all, set in about 0.28 acres**









# Sanderlings, The Orchards, Aldwick Bay Estate, Bognor Regis

Approximate Gross Internal Area = 376.5 sq m / 4053 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 18.7 sq m / 201 sq ft

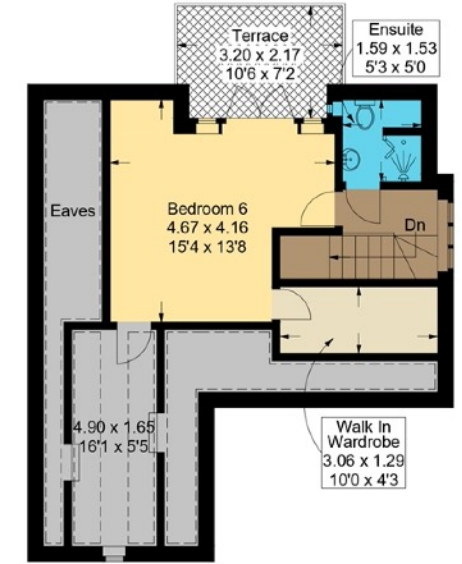
Total = 395.2 sq m / 4254 sq ft



Ground Floor



First Floor



Second 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.





Goodwood Racecourse



Goodwood Revival



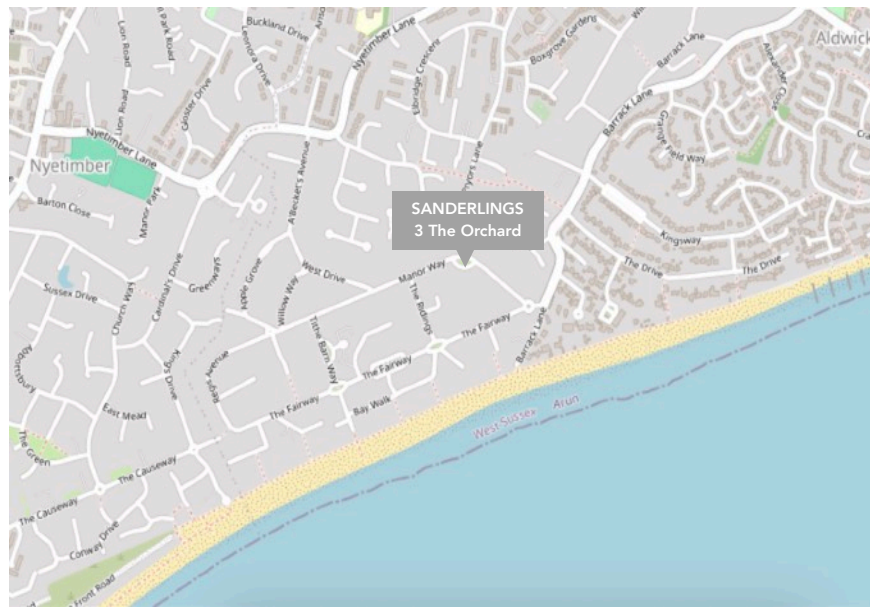
Chichester Marina



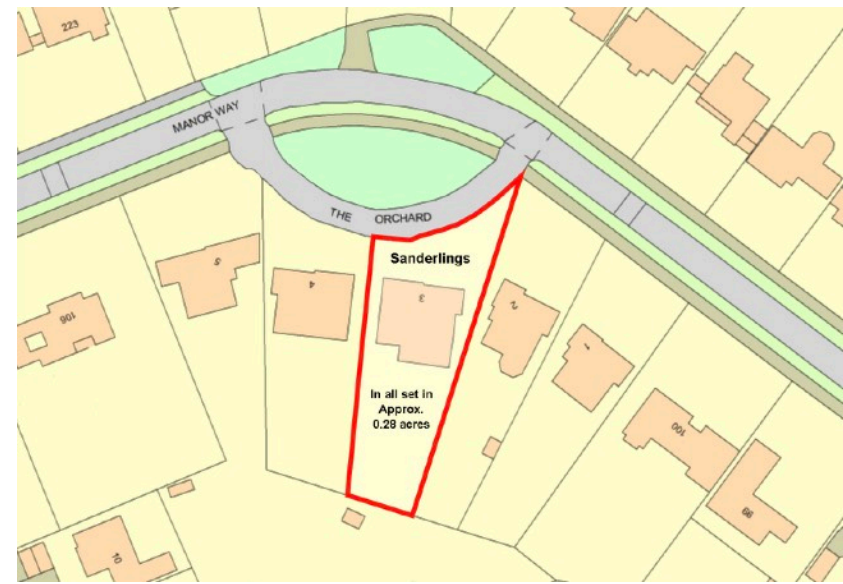
West Wittering Beach



Chichester harbour and The South Downs



SANDERLINGS  
3 The Orchard



Sanderlings

In all set in  
Approx.  
0.29 acres

**SERVICES:** Mains electricity, water, gas and drainage.  
**ALDWICK BAY PRIVATE ESTATE:** Charge £225pa TBC  
**EPC Rating:** C Council Tax Band: G 2023/24 £3,662.96  
<https://www.arun.gov.uk/council-tax-bands/>  
**LOCAL AUTHORITY:** Arun District Council: 01903 737500

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**Viewing by Appointment**

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