



Grange House

28 Barrack Lane, Aldwick, Bognor Regis, West Sussex PO21 4DA

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Property Features

4 Double bedrooms

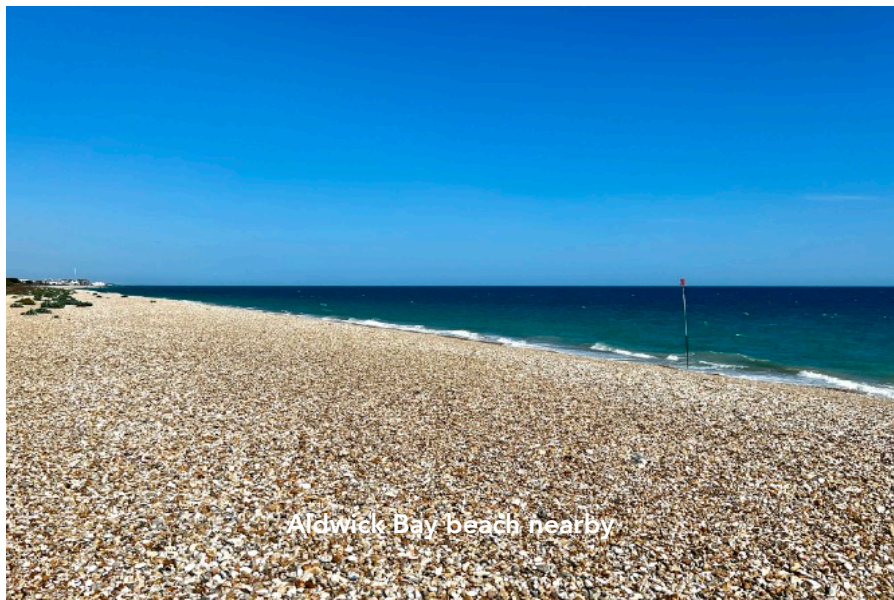
4 Bathrooms (3 en-suite)

Including Principal Bedroom suite with en-suite bathroom and large walk-in wardrobe
Spacious landing with plenty of natural light
Entrance Lobby and Hall, Cloak room/wc
Superb Kitchen/Breakfast room, Large Utility room (ground floor Studio/Bedroom 4)
Impressive triple aspect Drawing room
Triple aspect Conservatory

Outside

Two driveways with extensive parking area for numerous vehicles and a Garage
Delightful gardens and grounds with sunny south facing rear aspect

Walking distance to shops and beach



Aldwick Bay beach nearby

Grange House

28 Barrack Lane, Aldwick

A spectacular well appointed detached house of immense character, comprising 4 double bedrooms and 4 bathrooms (3 en-suite), set in delightful gardens with a south facing rear aspect and exceptional privacy, two driveways providing extensive parking areas with a garage, well located within a peaceful setting and walking distance to the village shops and beach.



THE PROPERTY

Grange House is a superbly presented spectacular detached house of character dating back to the 1930's built on the site of the former courthouse and centre for local government of Tithings, which dated from the 14th century. The spacious and versatile accommodation of excellent proportions is ideal for the family and entertaining with plenty of natural light throughout. There is a welcoming enclosed entrance porch leading to the hallway with a cloakroom/wc and doorway opening into the dining room with semi-circular bay window. From the hall a door leads into the large kitchen/breakfast room with curved bay window and a comprehensive range of wall and base units with extensive worktops, a gas fired Aga with extractor hood above and appliances, including a dishwasher and large double oven with hob and extractor hood above. From the kitchen a door leads into the large utility room with units a sink and worktops with space for washing machine and dryer and fridge/freezer. A door leads to the Studio/4th Bedroom with en-suite shower room/wc. From the hallway a door opens into the impressive large triple aspect drawing room featuring a fireplace with integral gas log effect fire and arched alcoves with base units. This spectacular room has patio doors opening out onto the terrace and lovely views over the beautifully landscape gardens with a sunny southerly aspect. A staircase from the hallway rises to the spacious first floor landing and doors lead to a further three double bedrooms, three with ensuite shower rooms/wc, including the large principal bedroom with en-suite shower room/wc and walk-in wardrobe and second bedroom with en-suite bathroom. A further staircase leads to the second floor double bedroom and a shower room/wc.

Sumptuous comfortable atmosphere throughout













ALDWICK VILLAGE & CHICHESTER

Aldwick is a highly regarded beach front village 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. 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. There's an excellent choice of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, The Prebendal School, Westbourne House, Great Ballard, Chichester College, Slindon College, Lancing College and Portsmouth Grammar school. 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 4 miles. Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins) and Barnham 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 Junction10 and central London/Westminster about (72 miles) and Airports at Heathrow (61miles), 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.





GARDENS & GROUNDS

Grange House is located in a peaceful setting, approached from the tree lined road Barrack Lane, after about a 100 yards on the left a driveway leads into a gated private paved drive and the property is set on a wide frontage. The two driveways provide parking for at least eight vehicles with and a garage, the second gated driveway at the rear is approached via Old Farm Close. The front garden features a neatly kept lawn, tree and shrubs. A spectacular feature of the property is the beautifully landscaped rear garden with a variety of shrubs, trees and flower beds and ornamental pond with fountain located at the rear of the well kept expanse of lawn and paved sun trap patio area, all of which is enclosed fenced providing an excellent degree of privacy.

Southerly sunny rear aspect



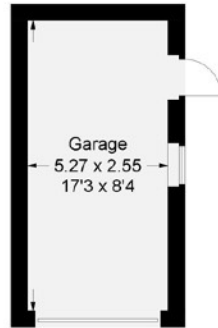


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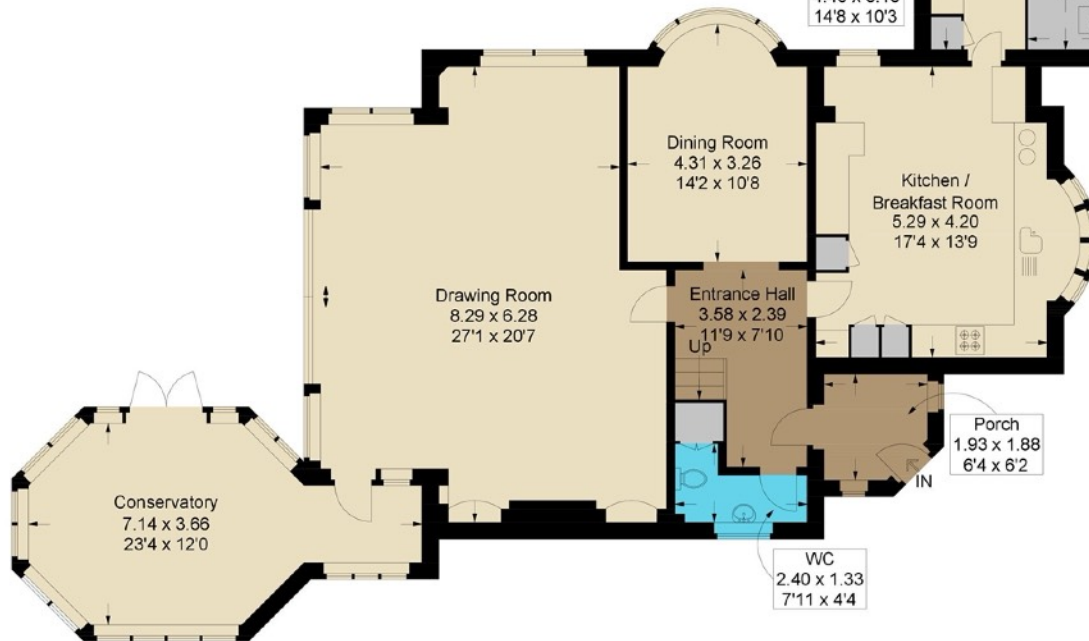
Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft

Outbuilding = 13.3 sq m / 143 sq ft

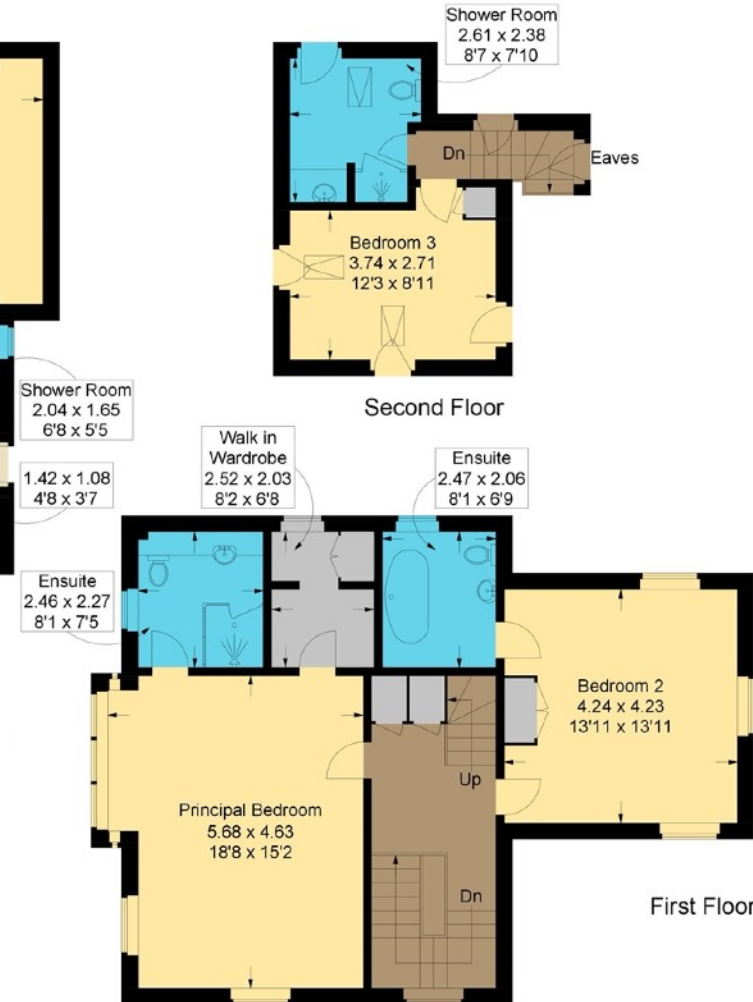
Total = 189.1 sq m / 2035 sq ft



Outbuilding



Ground Floor



Second Floor

First Floor

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



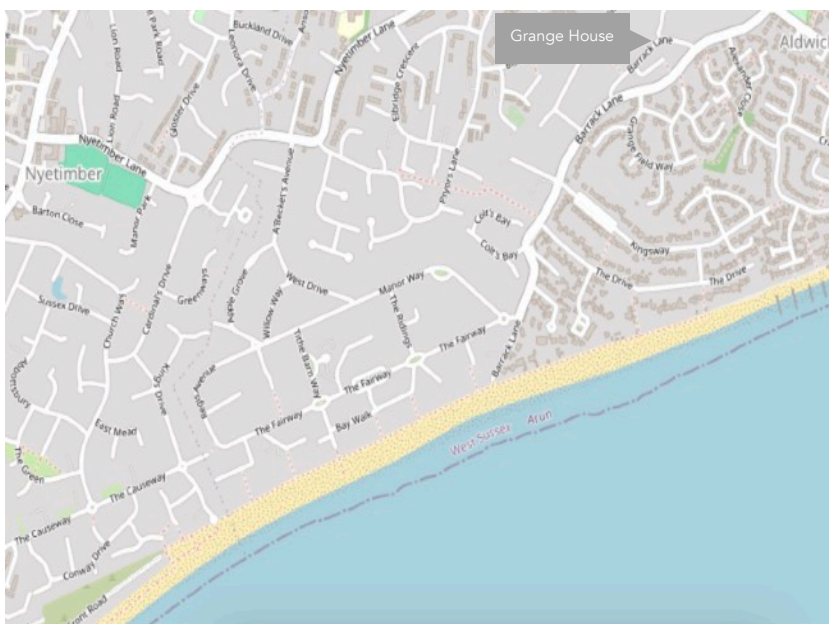
Goodwood Revival



Chichester Marina



Chichester harbour



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 & Grounds, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, gas and drainage.

EPC Rating: D Council Tax Band: G 2025/26 £3,840.80

Tenure: Freehold

LOCAL AUTHORITY: Arun District Council: 01903 737500

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Viewing by Appointment

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