



## 4 The Orchard

Aldwick Bay Estate, Bognor Regis, West Sussex

**Michael  
Cornish**  
PROPERTY SALES & ACQUISITIONS





Exclusive Private Beachside Estate

## 4 The Orchard

Aldwick Bay, Bognor Regis, PO21 4HX

A substantial detached house of character, comprising: 6 bedrooms, 5 bathrooms (3 en-suite), 5 receptions, set in delightful grounds with a beautiful well established south facing rear garden, in all set in about 0.26 acres, well located on a highly desirable and exclusive private beachfront estate, only a short walk to the beach.



Aldwick Bay beach nearby

### THE PROPERTY

Impressive Reception hall  
Cloakroom, Study,  
Kitchen/Breakfast Room  
Utility Room/Lobby  
Double aspect Dining Room  
Sitting Room with fire place  
Large double aspect Family room

6 Bedrooms, 5 Bathrooms (3 en-suite)  
Large full width Balcony from 2 bedrooms with South aspect  
Landing with stairs to second floor bedroom 6

### OUTSIDE

Beautifully landscaped gardens and grounds  
Parking area for a number of vehicles  
Integral Double garage  
Private South facing rear aspect

**In all set in about 0.26 acres**



### THE PROPERTY

4 The Orchard is a handsome mock Tudor Detached house of immense character, built during the 1930's, which has undergone extensive improvements to create a superbly presented substantial versatile family home. Upon entering the property there is a welcoming reception hall and doors leading to a study featuring a large arched leaded light window, a door leads to the cloakroom/wc and a door leads into the superb double aspect kitchen/breakfast room, which has a comprehensive range of wall and base units and work surfaces with a large dresser and worktop. There are range of built in appliances including, dishwasher and an oven range with gas hob and extractor hood. There is an American style fridge freezer. There is a utility room and lobby and door to the side entrance. From the kitchen a door leads into the large double aspect dining room with patio doors opening out to the delightful south facing rear garden and folding doors open into the sitting room featuring a fireplace, an archway leads the patio doors opening into the rear garden and from the sitting room double doors lead into the fabulous double aspect family room with a door to the side entrance and patio doors opening into the sunny aspect south facing rear garden.

From the reception hall a staircase rises to a spacious landing with an airing cupboard, a door leads into the large double aspect principal bedroom with en-suite shower room/wc and patio doors open out to a large balcony with lovely views over the south facing rear garden and the balcony leads to bedroom 3 with patio doors opening out to the same balcony. From the landing doors lead to an interesting L-shaped large family bathroom with two wash hand basins, shower and bath. The second bedroom has an en-suite shower room/wc. There are two further bedrooms, one of which has a walk-in storage room. From the landing a staircase rises to the second floor landing with a bathroom and a door from the landing leads into the very large bedroom 6 with an en-suite shower room and wash hand basin and a separate en-suite wc with a wash hand basin. This bedroom has a window with a south aspect and fine view over the rear garden.

















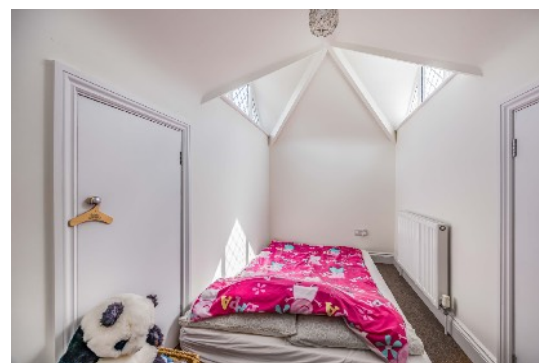
### THE ALDWICK BAY ESTATE & CHICHESTER

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.



### 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.





### 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 Brannham 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. 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

4 The Orchard is approached from a delightful semi-circular driveway leading to the house and drive with parking for several vehicles in front of the integral double garage. The beautiful gardens and grounds surround the house and the rear aspect is south facing with a large sun trap terraced area and pergola at the rear of the property, which is accessed from three sets of patio doors from the large family room, the sitting room and the dining room. There is a well loved and extremely private leafy rear aspect and an expanse of neatly kept lawn, bordered by mature hedges and a variety of small established trees and a wonderful array of flower beds, shrubs, a large kitchen garden and an attractive greenhouse.

**In all, set in about 0.26 acres**





# 4 The Orchard, Aldwick Bay Estate, Bognor Regis, West Sussex PO21 4HX

Approximate Gross Internal Area = 303.0 sq m / 3261 sq ft  
 Outbuilding = 6.9 sq m / 74 sq ft  
 Total = 309.9 sq m / 3335 sq ft



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.



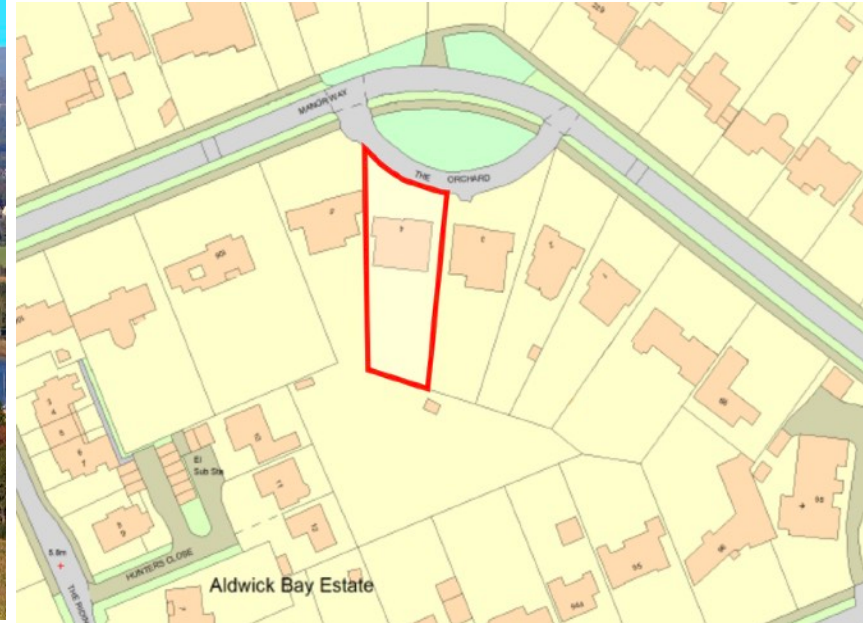
Goodwood Racecourse



Goodwood Revival



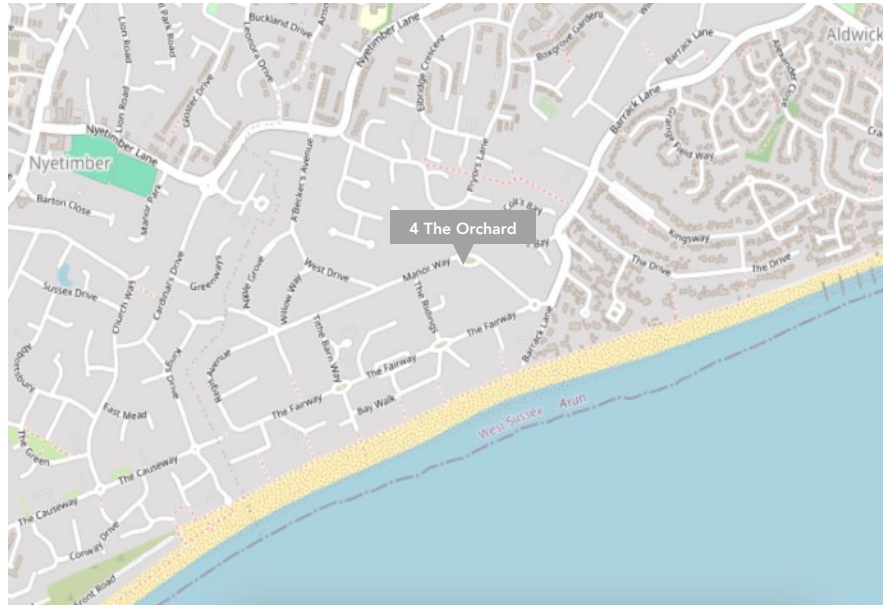
Chichester harbour and The South Downs



Chichester Marina



West Wittering Beach



**SERVICES:** Mains electricity, water, gas and drainage.

**ALDWICK BAY PRIVATE ESTATE:** 2025: Charge paid £260

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

<https://www.arun.gov.uk/council-tax-bands/>

**LOCAL AUTHORITY:** Arun District Council: 01903 737500

**Brochure:** 2025 Reproduction only allowed with Authors consent

### Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

[property@michaelcornish.co.uk](mailto:property@michaelcornish.co.uk)

[www.michaelcornish.co.uk](http://www.michaelcornish.co.uk)

**DISCLAIMER NOTICE:** MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



Michael  
Cornish

PROPERTY SALES & ACQUISITIONS