





28 Apple Grove, Aldwick Bay Estate

Stunning, contemporary extended residence on the Private Marine Estate of Aldwick Bay.



- ▶ **Extended Chalet Style Residence**
- ▶ **Triple Aspect Sitting Room**
- ▶ **Principal Bedroom with En-Suite**
- ▶ **Contemporary Family Bathroom**
- ▶ **Study/Bedroom and Walk-in Wardrobe**
- ▶ **Contemporary Open Plan Family Room and Quality Fitted Kitchen**
- ▶ **Ground Floor Bedroom with En-Suite**
- ▶ **Garage and Driveway**
- ▶ **Garden with Patio Areas**

Henry Adams are proud to present this superb contemporary home situated on the desirable Aldwick Bay Estate. The property has been extended and modernised over recent years and the versatile accommodation on offer absolutely has the 'wow' factor.

The impressive entrance hall leads through to the open plan family room with dining area, TV snug and an impressive kitchen/breakfast room. The quality fitted kitchen has gloss units under a Corian worktop with integral appliances, eye-level double oven and Induction hob, there are double doors opening onto the patio. There is also a separate utility and larder. To the rear is a ground floor bedroom with en-suite shower and double doors to the garden. The sitting room is triple aspect overlooking the front and rear garden with another set of double doors.

On the first floor, the landing leads to the principal bedroom with fitted bedroom furniture and an en-suite with under floor heating. There is a second double bedroom also with fitted wardrobes and a bedroom/study leading to the walk-in dressing room and a contemporary family bathroom, a walk-in shower, a free-standing bath and a vanity basin unit.

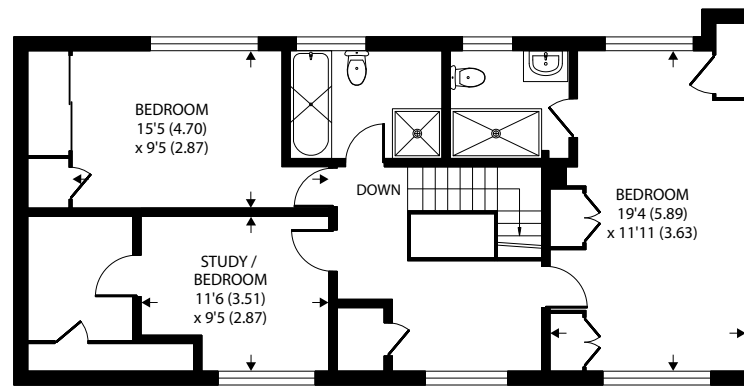
Private Estate Charge: We understand there is a private road charge of £260 p.a.

Council Tax Band: G

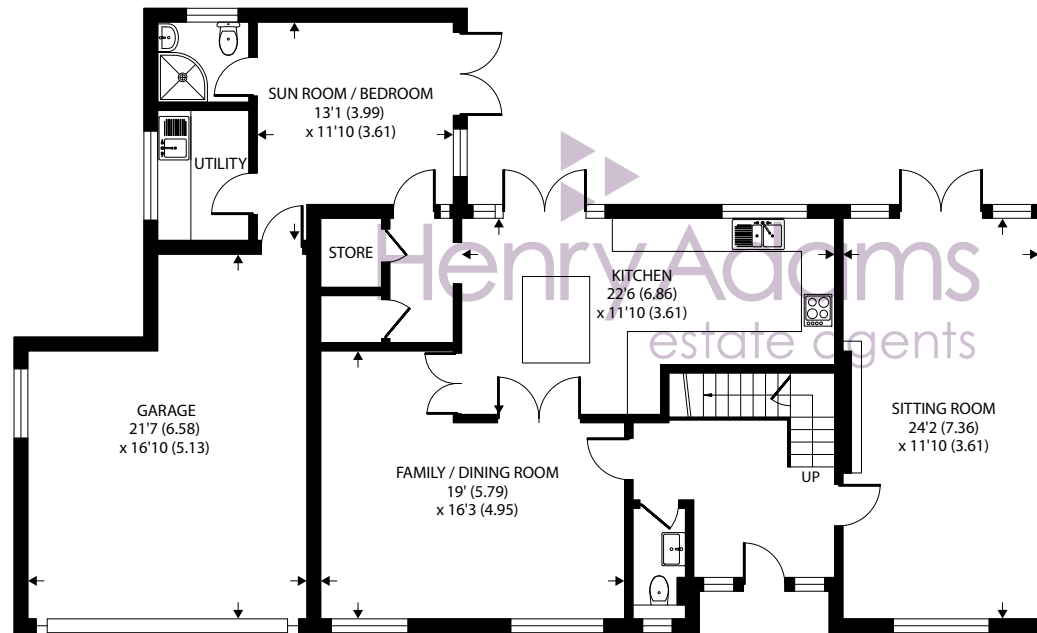








FIRST FLOOR



GROUND FLOOR

Approximate Area = 2082 sq ft / 193.4 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 2404 sq ft / 223.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside, the property is accessed via a wide driveway offering ample parking and leading to the double garage. The rear garden is laid to lawn with established beds, patio area ideal for alfresco entertaining. There is an additional lawn to the front and side access. 10/06/24

Location

Aldwick Bay is one of the best kept secrets along the South Coast offering discerning purchasers the opportunity to live in an exclusive residential setting, lined with mature palm trees and with access to the Aldwick Bay beach. The cathedral city of Chichester is approximately seven miles to the east with its precinct shopping facilities, excellent range of cafes, bars and restaurants and the renowned Chichester Festival Theatre. The seaside town of Bognor Regis is approximately three miles to the west with its mainline railway station to London Victoria, precinct shopping facilities, the beach and promenade.

What3Words ///lilac.cubs.pokers



