






206 Manor Way, Aldwick Bay Estate

Delightful 1920's Tudor style property situated on mature tree-lined avenue on the exclusive Aldwick Bay private marine estate.

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- ▶ **Detached Character House**
- ▶ **Impressive Entrance Hall**
- ▶ **Country Style Kitchen/Diner**
- ▶ **Two Further Double Bedrooms**
- ▶ **Second Floor Garret Rooms**
- ▶ **Private Marine Estate**
- ▶ **Three Reception Rooms plus a Study**
- ▶ **Principal Bedroom with En-suite**
- ▶ **Luxury Family Bathroom**
- ▶ **Delightful Gardens**

The property has been modernised and extended in the past and offers very generous versatile accommodation with many of the original features restored.

The impressive hallway has quality oak flooring continuing into the snug and leads to the dual aspect sitting room with feature fireplace. There are double doors opening onto the front veranda and double doors opening onto the large Victorian style conservatory at the rear, which overlooks the garden and leads to the study. The kitchen/diner is fitted with cream shaker style units under a woodblock worktop. There is a utility room and ground floor WC. Quality limestone flooring in the kitchen and utility room.

On the first floor is the principal bedroom with an en-suite shower room, doors opening onto the balcony, fitted wardrobes and a walk-in eaves cupboard. There are two further double bedrooms and a luxury family bathroom.

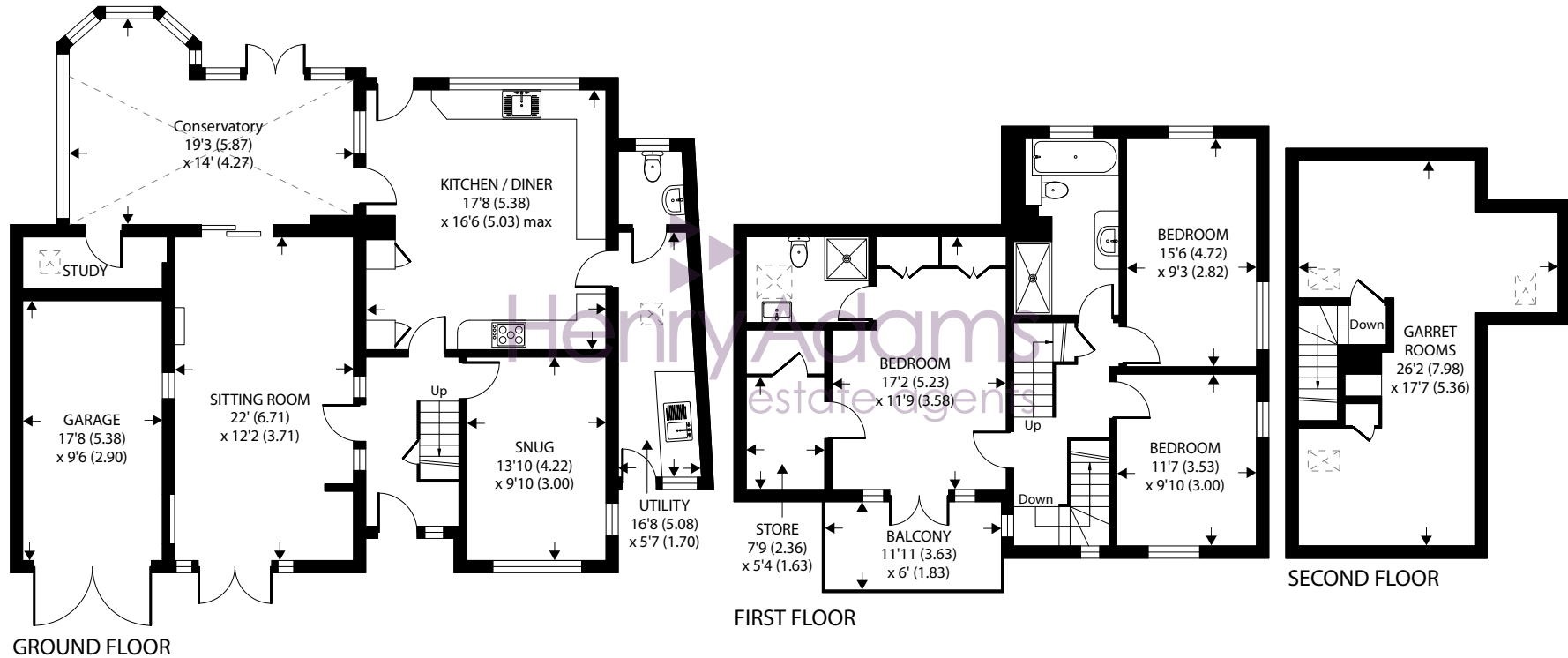
On the second floor are the Garrett rooms, ideal for visiting family members.

The property is accessed via a gravel driveway leading to the garage and front veranda with a lawned area and established shrubs. The rear garden has a large patio area adjacent to the conservatory, a central lawn and attractive established trees and shrubs. There is also a greenhouse, timber shed and raised patio at the rear.









Approximate Area = 2329 sq ft / 216.3 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 2497 sq ft / 231.9 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.

Location

Aldwick Bay is a prestigious private marine estate, originally created in 1928 and 'aimed at city dwellers seeking a quality seaside residence wishing to reside in a peaceful neighbourhood'. The estate which is a designated conservation area, is probably best described as '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, with direct access to the private Aldwick beach in one of the sunniest locations in the country.

Annual Estate Charge: We understand the current annual estate charge is £260.

Council Tax Band: G

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