







## West Winds, West Drive, Aldwick Bay

Modernised and extended mock Tudor chalet style property on the Aldwick Bay Estate.

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- ▶ Charming Character House
- ▶ Sitting/Dining Room
- ▶ Refitted Kitchen/Breakfast Room
- ▶ Ground Floor Bedroom with En-suite
- ▶ Modern Family Bathroom
- ▶ Private Marine Estate Location
- ▶ Garden Room and Veranda
- ▶ Study/Bedroom
- ▶ Two Further Double Bedrooms
- ▶ Generous Rear Garden and Single Garage

Charming character chalet style residence sympathetically modernised, extended and improved maintaining much of its original charm and character features including stripped floorboards, open fireplace, panel doors and covered veranda.

The accommodation on the ground floor briefly comprises entrance hall, open plan sitting/dining room with feature fireplace and 'French' doors opening onto the covered veranda at the front and onto the garden room with lantern roof light and sliding doors onto the garden. There is a ground floor double bedroom with fitted wardrobe and en-suite shower room. The kitchen/breakfast room is fitted with quality country style units, there is a study/bedroom, a cloakroom and a utility.

On the first floor, there are two further double bedrooms and the family bathroom is fitted with a modern white suite comprising panel bath with shower over, wash basin and WC.

Outside, the generous rear garden is mainly laid to lawn with a patio area adjacent to the house. There are established borders with many trees and shrubs, making the garden very secluded. The front garden has established rose bushes, central lawn and a gravel driveway leading to the garage.

Private Estate Charge: We understand the private estate charge is currently £250 p.a.

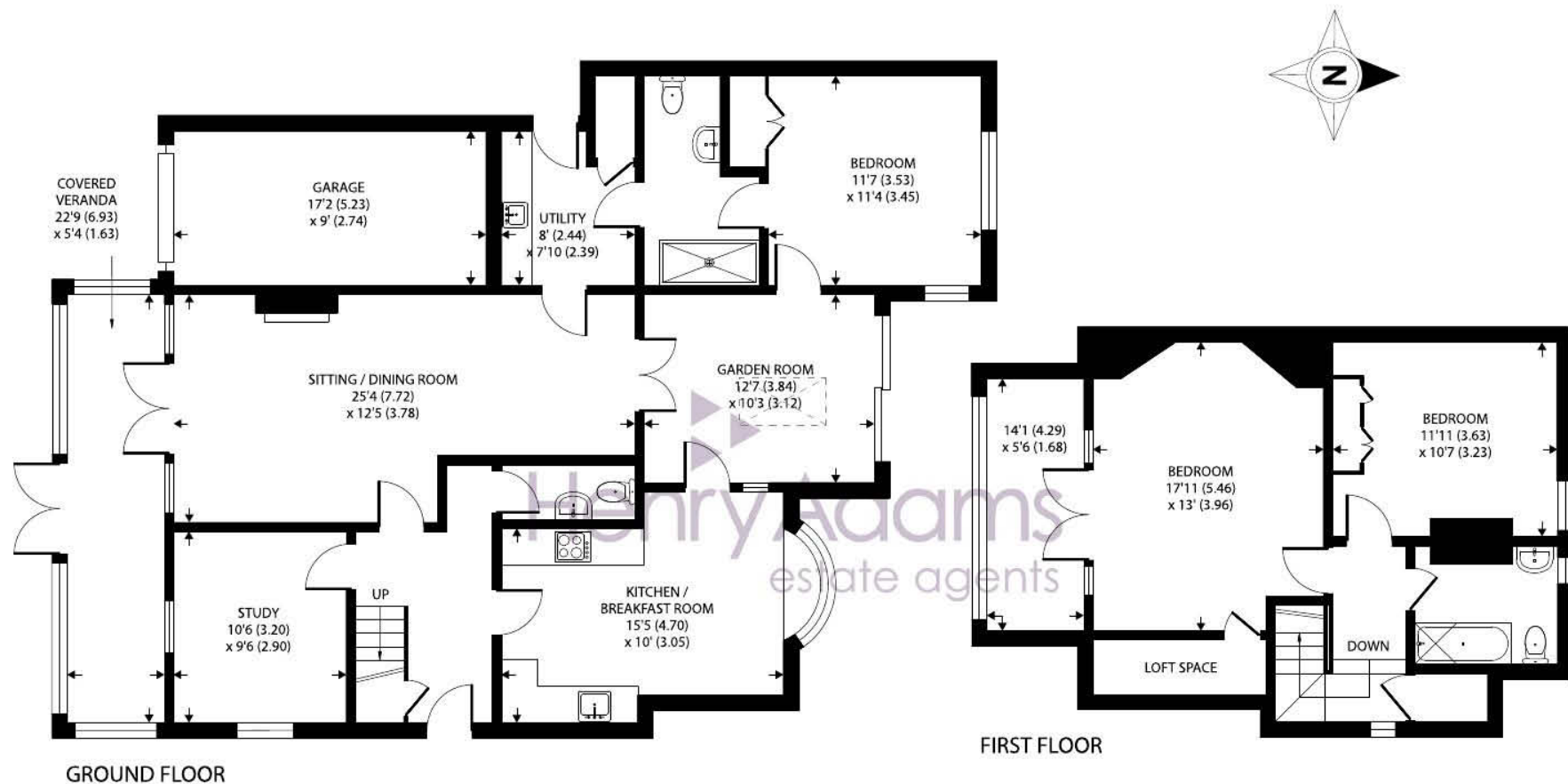












## West Winds, Aldwick Bay Estate

Approximate Area = 1856 sq ft / 172.4 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 2002 sq ft / 185.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2024. Produced for Henry Adams. REF: 1140429

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 when the land was sold by the Lord of the Manor of Aldwick, William H B Fletcher, to a Bloomsbury development company. Described as 'an outstanding example of development land', The Bay Estate, was 'aimed at town dwellers seeking a quality seaside residence and for the retired wishing to reside in a peaceful neighbourhood'. Today the estate is a designated conservation area and is 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, steeped in mature palm trees with private beach access, in one of the sunniest locations in the country.

Council Tax Band: E

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