



## Little Turrets, 89, The Fairway, Aldwick, Bognor Regis

Guide Price £950,000



## Little Turrets, 89 The Fairway, Aldwick

Charming character property set in generous wrap-around gardens on the popular Aldwick Bay Private Marine Estate.

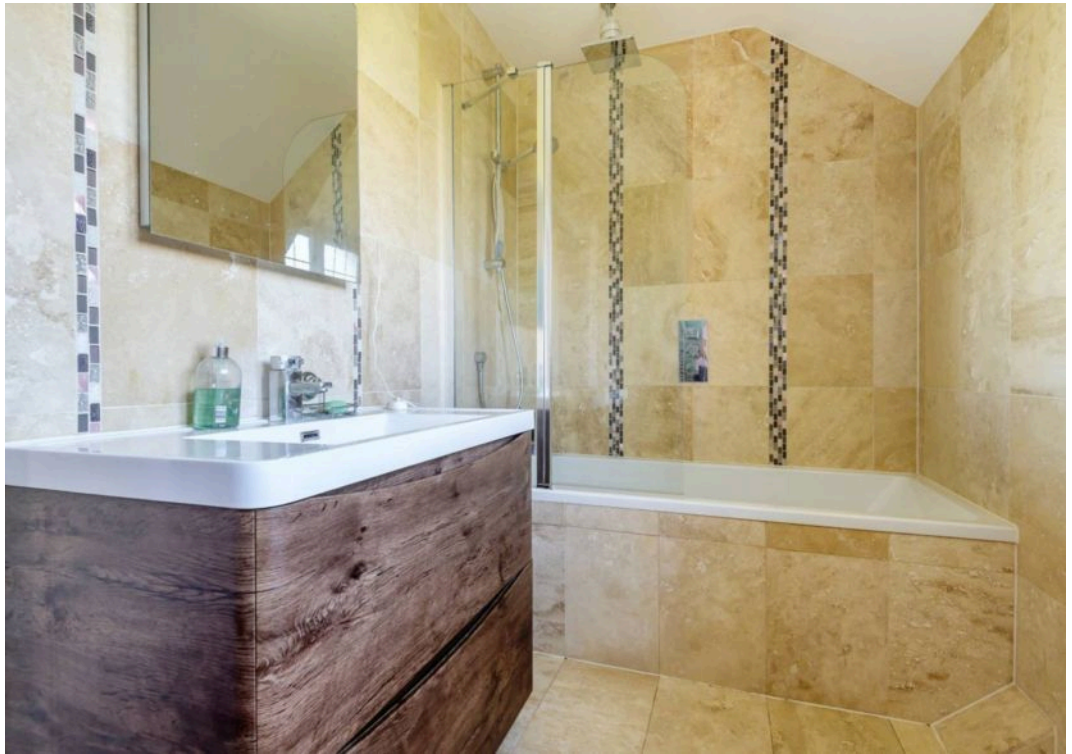
- Character Detached Thatched House
- Private Marine Estate
- Contemporary Open Plan Living
- Luxury Kitchen/Breakfast Room
- Family Room and Utility
- Bedroom with South Facing Sun Terrace
- Bedroom with En-suite Shower Room
- Two Further Bedrooms and Family Bathroom
- Wrap-around Gardens, Garage and Off-Road Parking
- No Onward Chain

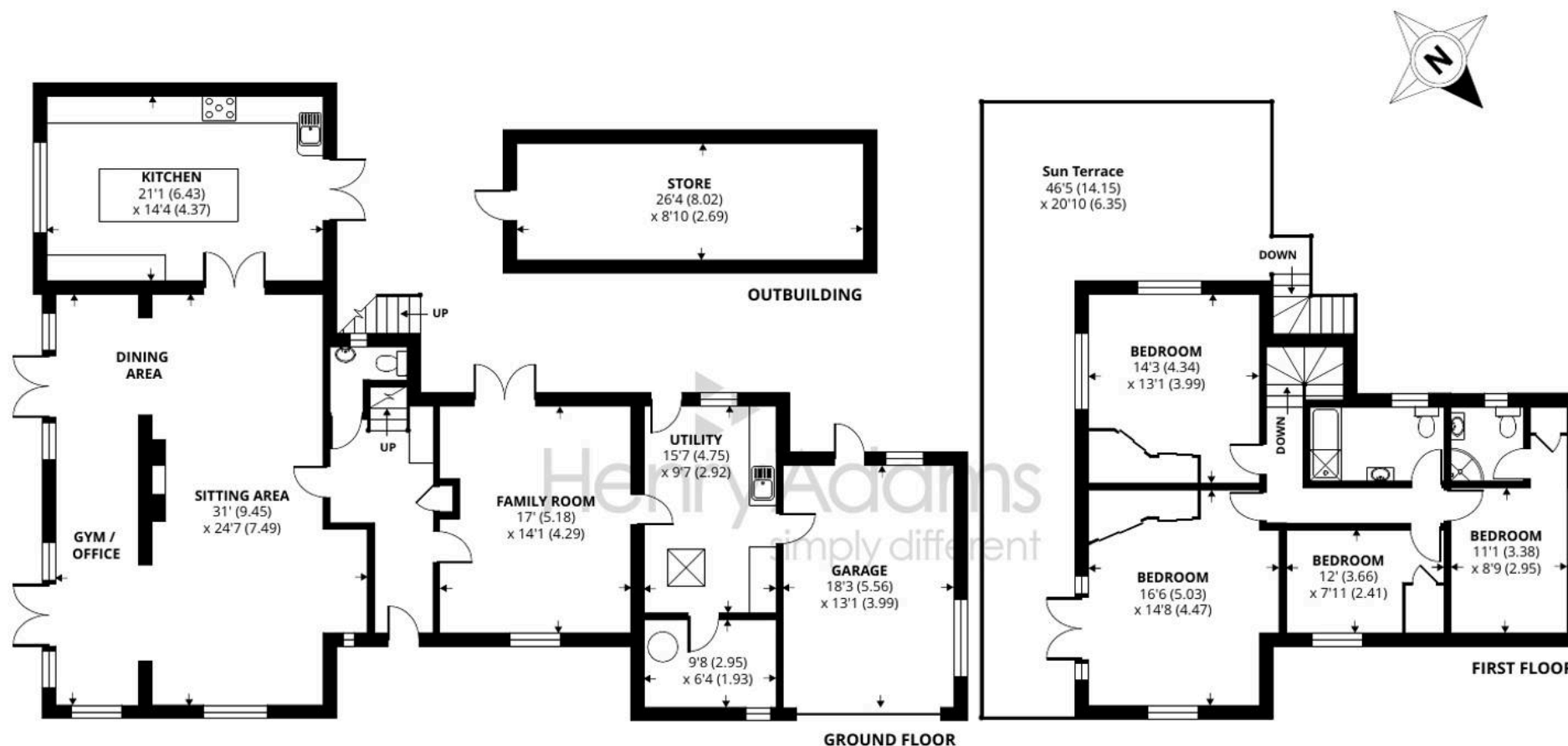
A substantial character property situated on the exclusive Aldwick Bay Private Marine Estate.

The contemporary open plan accommodation is ideal for modern family living and entertaining. The original oak door opens onto a spacious hallway with ground floor WC. The generous south facing open plan sitting room has space for dining, study and sun room area, with two sets of double doors opening onto the enclosed front garden. There are internal double doors to the kitchen/breakfast room, which is fitted with quality modern units under quartz worktops with an impressive central island, integral double ovens and appliances. Dual aspect with patio doors opening to the rear patio area. The family room leads to the separate utility with access to the garage and garden.









## The Fairway, Aldwick Bay Estate

Approximate Area = 2456 sq ft / 228.1 sq m

Garage = 238 sq ft / 22.11 sq m

Outbuilding = 232 sq ft / 21.5 sq m

Total = 2926 sq ft / 271.8 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). © nichecom 2022. Produced for Henry Adams. REF: 895461

On the first floor, the principal bedroom has fitted wardrobes with a patio door opening onto the sunny roof terrace. There are three further double bedrooms, one with an en-suite shower room and a refitted family bathroom.

There is annexe potential by extending above the utility room and into the existing room above the garage, historically used as a 'chauffeur's bedroom'.

The wrap-around gardens are well established and secluded offering a large south facing lawned area, decking areas and enclosed rear garden. The roof terrace offers further outside space, ideal for enjoying the sunny southerly aspect.

The ever popular Aldwick Bay Private Marine Estate is ideal for city dwellers and local residents wishing to reside in a peaceful neighbourhood with private access to the Aldwick beaches. It has been 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 in one of the sunniest locations in the country.

What3Words ///unicorns.looked.ruffle

Private Estate Charge: We understand the private estate charge is currently £260 p.a.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

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

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.