





Braemar Lodge, 2 Willow Way, Aldwick Bay Estate

Beautifully presented extended substantial house situated on the Private Marine Estate of Aldwick Bay. Offered chain free.



- ▶ **Immaculately Presented Family Home**
- ▶ **Dining Room**
- ▶ **Utility Room through to the Snug/Bedroom and Garage**
- ▶ **Bathroom plus En-Suite**
- ▶ **Driveway providing Ample Parking**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Open Plan Kitchen to the Pitched Roof Conservatory**
- ▶ **Four/Five Bedrooms**
- ▶ **Secluded Westerly Facing Rear Garden**
- ▶ **Walking Distance to Aldwick Beach**

This spacious detached house benefits from double glazing and gas fired central heating, believed to be constructed in the 1960's, occupies a generous plot and has well-proportioned accommodation throughout.

The accommodation briefly comprises, generous and welcoming entrance hallway with under stairs storage cupboard, cloakroom with WC, sitting room with feature gas fire, formal dining room, well-appointed kitchen with breakfast bar and opening to the impressive pitched roof conservatory, which benefits from under floor heating and gives access to the rear garden, utility room which gives access to the snug/bedroom and garage.

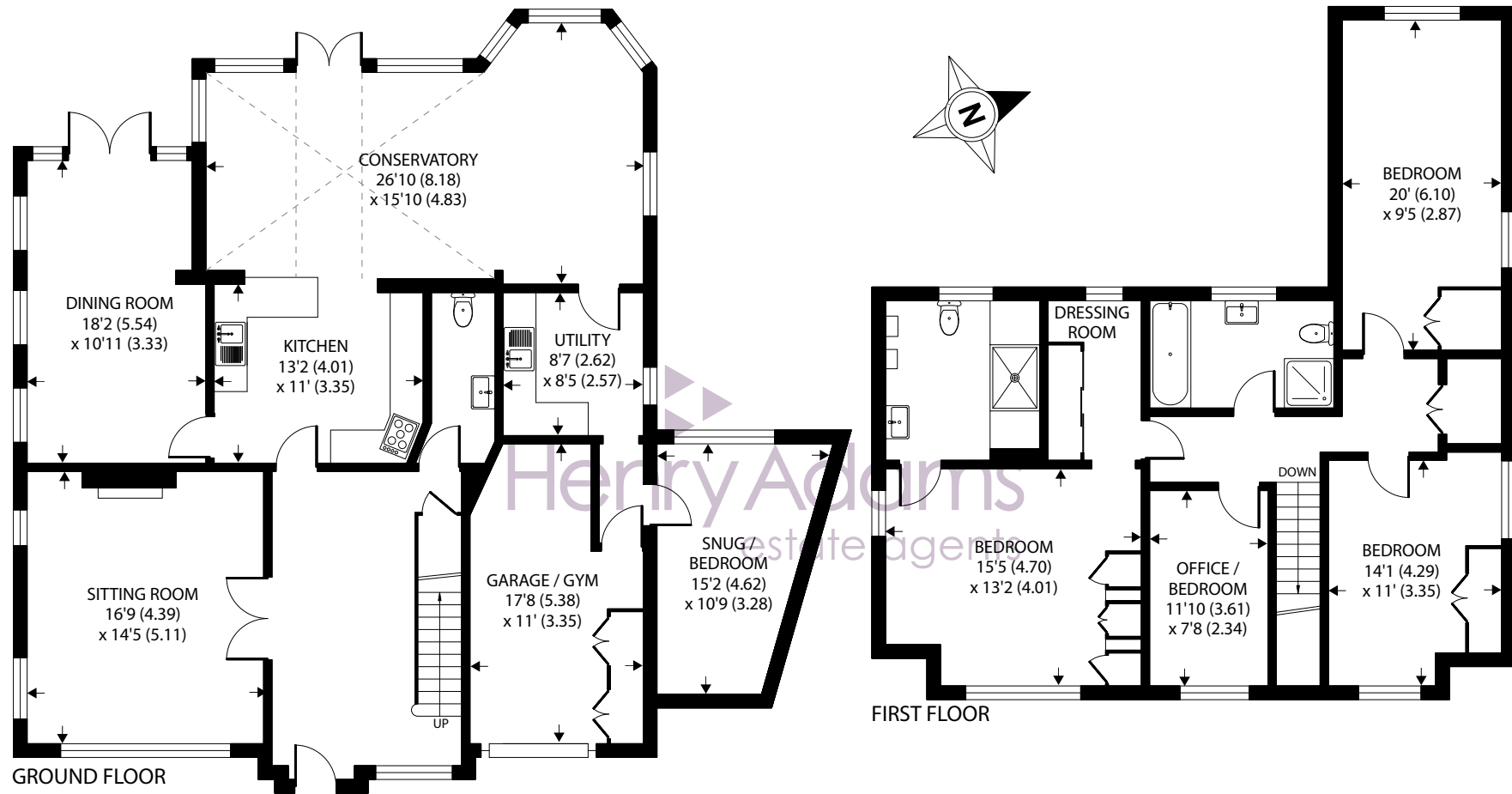
The first floor comprises, landing with airing cupboard, four generous bedrooms, three of them are dual aspect and with built-in wardrobes. The principal bedroom benefits from an impressive en-suite shower room and dressing room.

Outside, the gardens are a real feature of the property. The front garden is surrounded by established shrubs and hedges and the driveway has been landscaped to provide ample parking. The westerly facing secluded rear garden is very well tended and predominantly laid to lawn, bordered by mature shrubs and trees, resin area for ease of maintenance, patio area with pergola over, summer house, breeze house with heating and further pergola with swinging double day bed.









Approximate Area = 2469 sq ft / 229.3 sq m

Garage / Gym = 166 sq ft / 15.4 sq m

Total = 2635 sq ft / 244.7 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.

A viewing is thoroughly recommended to appreciate the high standard of presentation throughout, together with the generous and very well kept grounds this substantial home sits on.

Location

The Aldwick Bay Estate is one of 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 private access to the Aldwick Bay beach.

Private Estate Charge: We understand the private estate charge for 2024 was £260 and will be £270 for 2025 (subject to an additional charge of £40 if paid after 31 January 2025).

Council Tax Band: F

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