



# 1 The Fairway, Aldwick Bay

Guide Price £1,750,000







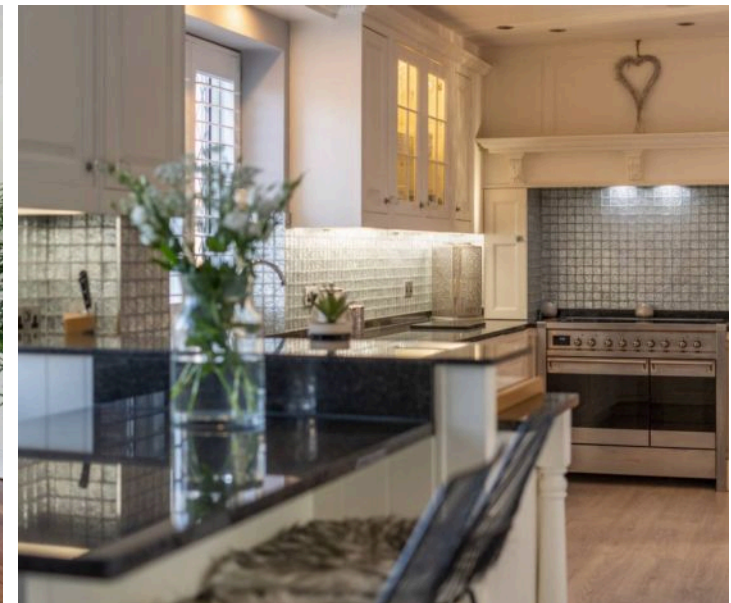
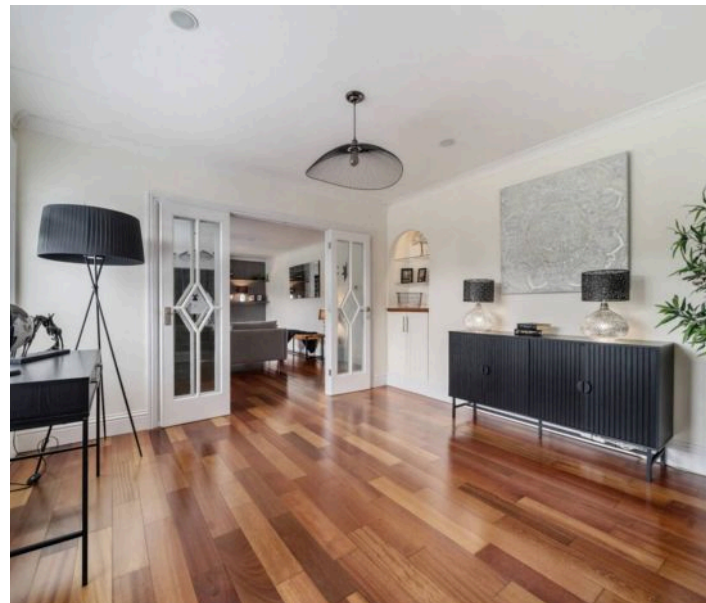
# 1 The Fairway

A substantial, extended mock Tudor detached house with self-contained annexe.

- Private Marine Estate
- Modernised and Extended
- 1930's Mock Tudor
- 1 bedroom Self Contained Annexe with Separate Driveway and Entrance
- 5 Reception Rooms
- Double Garage & Sea Glimpses
- Summer House, Gazebo and Brick Built Barbeque

Nestled within the private marine estate, Coast & Country by Henry Adams are pleased to offer this exceptional five bedroom detached house that offers an unparalleled standard of luxury living. The stunning 1930's mock Tudor façade creates a visually captivating appeal, setting the tone for the exquisite interior that lies within. Modernised and extended to the highest specifications, this property exudes an elegant blend of contemporary design and classical charm. Upon arrival, the grandeur of the home is immediately evident, with a large block paved driveway providing ample parking space for multiple vehicles. The double garage provides ample storage space, adding convenience to the already impressive array of features.

This remarkable residence boasts an impressive five reception rooms, offering a multitude of versatile spaces to entertain guests and unwind in style. The four double bedrooms exude tranquillity and comfort. The luxurious bathrooms feature sleek fixtures and fittings, further enhancing the lavishness of this home.













## The Fairway, Aldwick Bay Estate, Bognor Regis

Approximate Area = 3685 sq ft / 342.3 sq m (includes garage)

Annexe = 737 sq ft / 68.5 sq m

Outbuilding = 132 sq ft / 12.3 sq m

Total = 4554 sq ft / 423.1 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 2023. Produced for Henry Adams. REF: 1057883



In addition, this property features a self-contained annexe with its own separate driveway and entrance, offering an ideal guest accommodation or a private retreat for family members.

The beautifully landscaped gardens enveloping the property serve as a picturesque backdrop to the house, with a wild flower meadow with feature pond adding a touch of natural beauty. Discover an oasis of relaxation in the summer house, perfect for enjoying lazy afternoons or hosting delightful gatherings. Adjoining the summer house, a gazebo and a brick-built barbeque allow for culinary adventures, adding a delightful touch for alfresco dining. Sea glimpses can be enjoyed providing a sense of serenity and a reminder of the sublime coastal location.

This property boasts an unrivalled quality of living, with its immaculate interiors, impeccable finishes, and extensive outdoor space. Whether you seek a prestigious family home or a tranquil retreat away from the bustling city, this premium residence offers it all.

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

Main House - Council Tax Band: G

Annexe - Council Tax Band: 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.