



126 Manor Way, Aldwick Bay Estate

Guide Price £835,000







## 126 Manor Way

A glorious detached character 1930s house situated within the prestigious Aldwick Bay Private Marine Estate.

- Detached Character House
- Open Plan Sitting/Dining Room
- Recently Updated Thatch
- Sun Room Overlooking the Garden
- Utility Room and Ground Floor WC
- Principal Bedroom with Balcony and Dressing Room
- Two Further Bedrooms
- Family Bathroom and Separate WC
- Stunning South Facing Rear Garden
- Driveway and Garage

This lovely 1930's detached thatched house sits in a quiet spot on the Aldwick Bay Estate with generous living accommodation ideal for entertaining and modern family living. Character features include briquette fireplace, original panel latched doors and quality wooden flooring throughout the ground floor. The thatched roof has just been extensively maintained and had a new ridge.

The accommodation comprises a welcoming entrance hall with ample storage entering into the spacious dining room, with opening to the sitting room. There is a further opening into the sun room benefiting from patio doors into the southerly facing rear garden. The kitchen has modern Shaker style units, integral appliances plus a Rangemaster cooker, ceramic sink and walk-in pantry. There is a utility room and a ground floor WC. The newly installed boiler is situated in the garage.

















Denotes restricted  
head height



## Manor Way, Aldwick

Approximate Area = 1762 sq ft / 163.6 sq m (includes garage)

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1809 sq ft / 168 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1268347



To the first floor, the principal bedroom has a door to the south facing balcony. There are two further double bedrooms with wash hand basins and a single bedroom, which is currently used as a dressing room. The family bathroom has a white suite with panel bath and shower over, there is a separate WC.

Outside, there is a pretty south facing rear garden, offering a patio area and paths leading to a second garden with raised beds and summer house.

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.

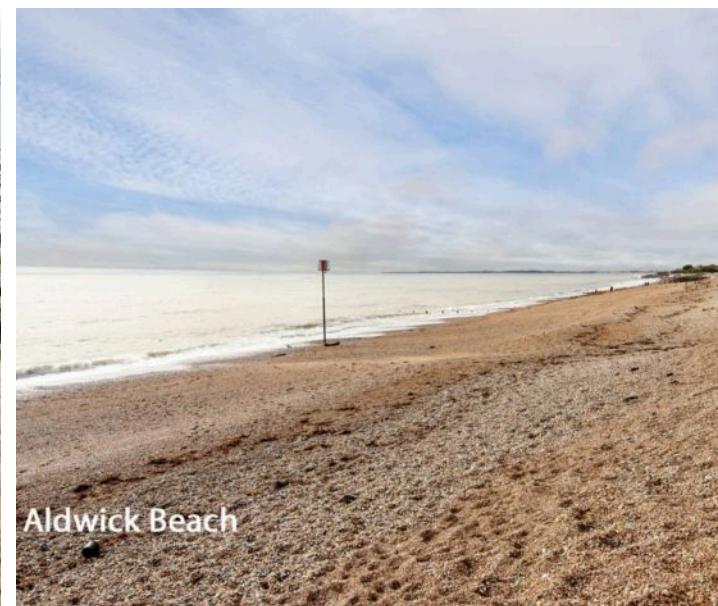
Private Estate Charge: We understand the private estate charge is £270 p.a.

What3Words ///mixers.bath.incensed

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D







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