



7 Regis Avenue, Aldwick Bay Estate

Guide Price £775,000

 **Henry Adams**
estate agents



7 Regis Avenue

- Spacious and Versatile Detached Home
- Private Beach Estate
- Double Aspect Sitting Room with Log Burner
- Kitchen/Breakfast Room
- Dining Room
- All Double Bedrooms
- Ground Floor Bedroom(s) or Optional Home Office/Snug
- Downstairs Shower Room
- Ample Driveway Parking and Garage
- Moments from Aldwick Beach

Occupying a generous plot on Regis Avenue, this beautifully presented and thoughtfully extended chalet-style home offers spacious, flexible living in the heart of the exclusive Aldwick Bay Private Estate — just a short walk from the beach.

Blending elegant design with convenience, the property is ideal for both growing families and downsizers seeking space without compromise. From the moment you step through the front door, this home impresses with its grand entrance hall, flooded with natural light and offering a striking first impression. The wide staircase rises gracefully to the first floor, where you'll find four generously proportioned double bedrooms, each tastefully decorated. A well-appointed family bathroom serves the upstairs accommodation, featuring ample space.

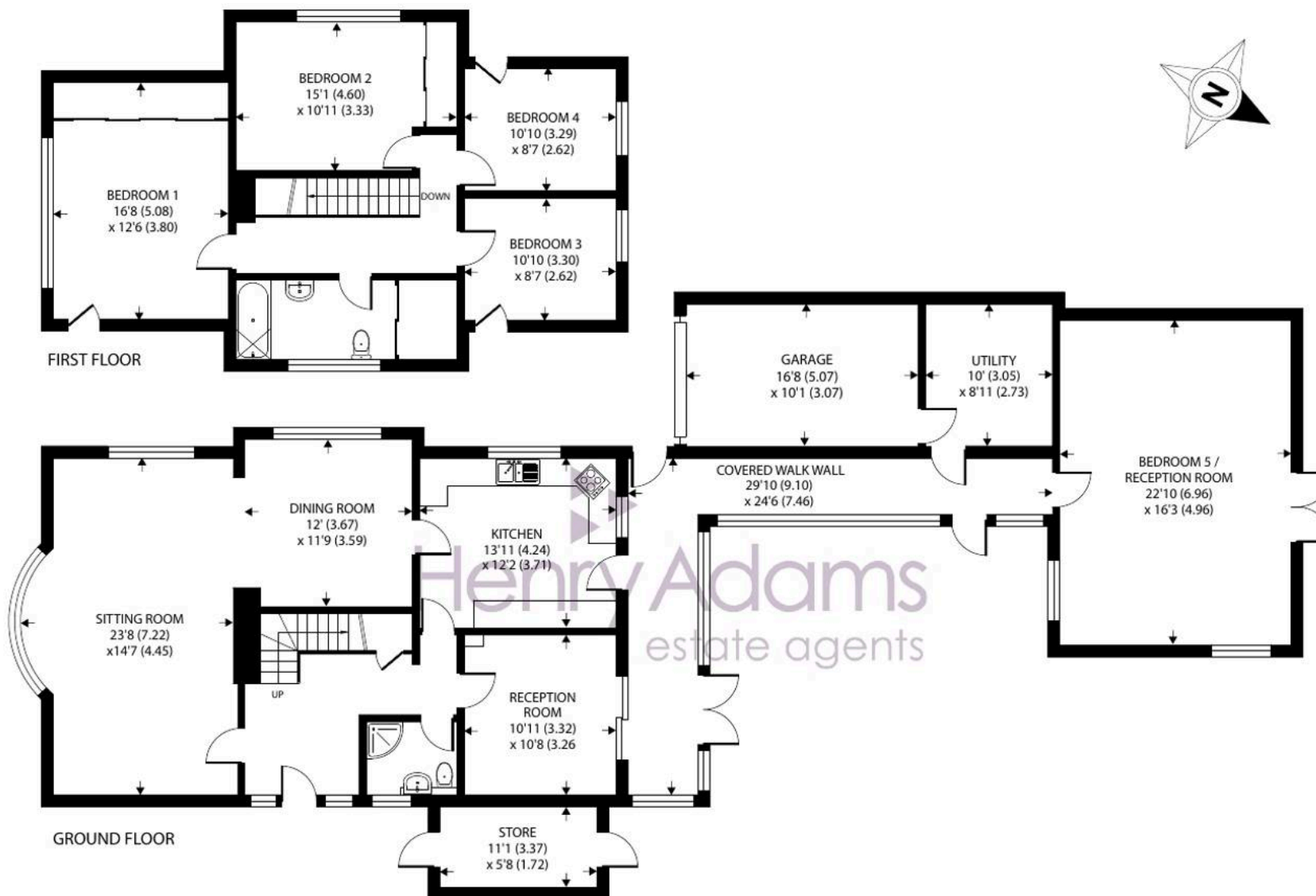
The ground floor offers a superb layout, ideally suited for both entertaining and everyday living.

Cont









Regis Avenue, Aldwick Bay

Approximate Area = 2439 sq ft / 226.5 sq m

Garage = 163 sq ft / 15.1 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 2664 sq ft / 247.3 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: 1341739

To the front, an L-shaped, dual-aspect sitting and dining room provides a warm and inviting space to relax and host, complete with a feature log burner and large windows. This room flows seamlessly into the kitchen/breakfast room, which is well-equipped with ample cabinetry, integrated appliances, and room for informal dining — the perfect hub of the home.

In addition to the main reception spaces, the ground floor boasts two further rooms offering excellent flexibility. One currently serves as a spacious ground floor bedroom, ideal as a principal suite or guest accommodation, while the second functions as a snug or potential home office — catering to a variety of lifestyle needs. A modern ground floor shower room completes the downstairs layout, adding further convenience and practicality.

Externally, the property continues to impress. The private driveway provides generous parking for multiple vehicles and leads to the garage, offering excellent storage or potential for conversion (subject to planning permission). The rear garden offers a secluded and peaceful outdoor space, perfect for relaxing, dining, or entertaining.

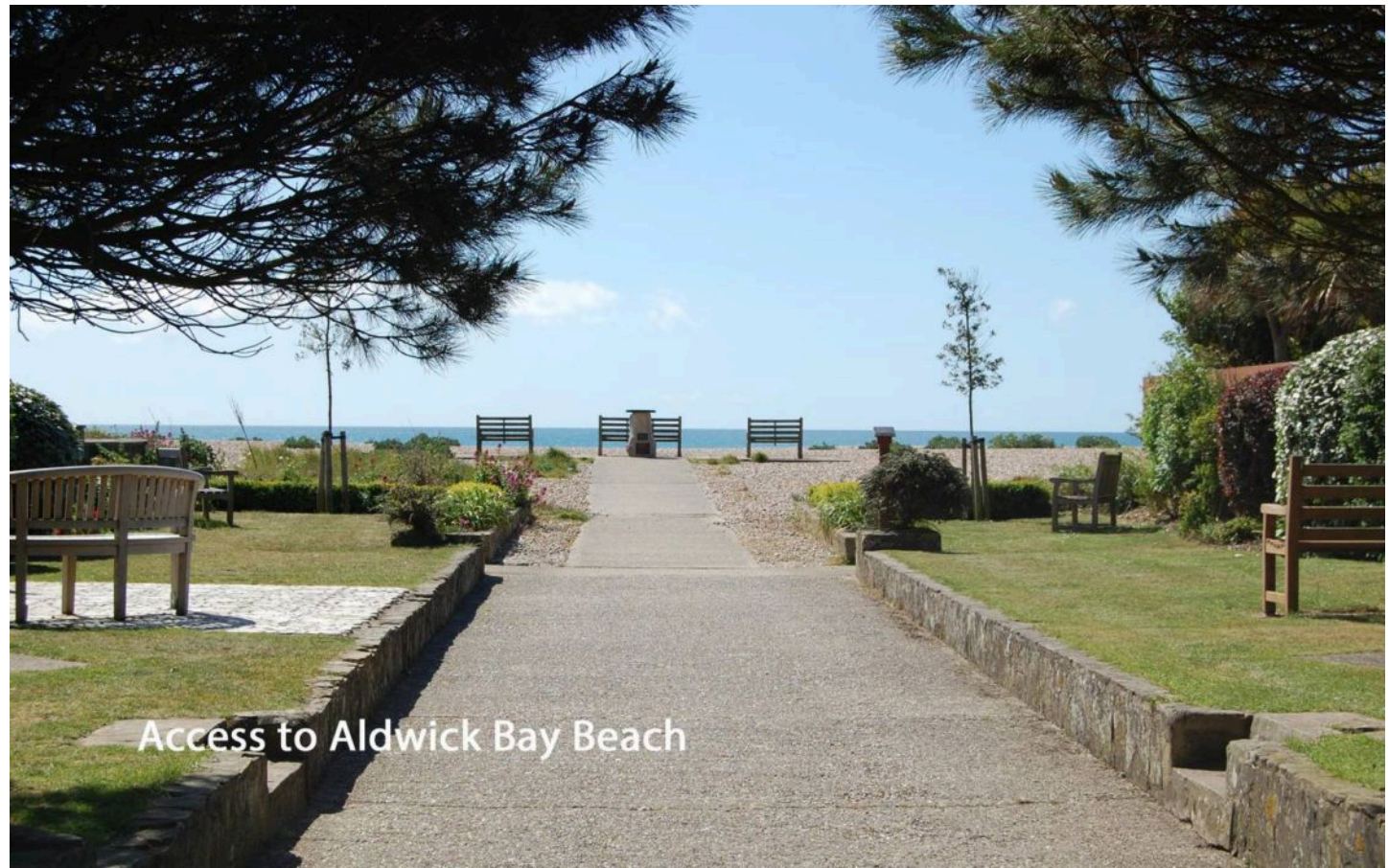
Located within the prestigious Aldwick Bay Private Estate, this home enjoys access to well-maintained communal areas and private beach access, creating an enviable coastal lifestyle. The property is also well-positioned for local amenities, local schools, and access to Chichester, the South Downs, and transport links to London and beyond.

What3Words ///essential.runways.pickup

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

Tenure: Freehold & Council Tax Band: F

EPC Energy Efficiency Rating: D





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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.