



## Sussex House, 14 The Fairway

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4ES

**Offers Over £1,000,000**

**Freehold**

# Sussex House, 14 The Fairway

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CL1250 - 06/25

## Features

- **Detached Three Storey Residence**
- **Idyllic Private Estate Setting**
- **One Row Back From The Beach**
- **In Excess Of A Third Of An Acre Corner Plot**
- **5 Bedrooms, 2 Balconies, 3 Receptions**
- **Sea Views From First & Second Floors**
- **No Onward Chain**
- **Approx. 2,961 Sq Ft / 275.1 Sq M (incl. garage)**

Situated within the sought after 'Aldwick Bay' private estate, this detached three storey residence with almost 3,000 Sq Ft, is offered for sale with 'No Onward Chain'. The property occupies a prominent and enviable corner plot position, one row back from the beach, boasting delightful views towards the sea from the first and second floor, in a plot exceeding a third of an acre. The property has been well cared for throughout the years, and lends itself enormous scope and potential to alter (subject to the necessary consents), if desired.

The Aldwick Bay private estate was created in the late 1920's to provide a safe and tranquil residential setting. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch.

Central double front doors open into a welcoming entrance hallway with natural light double glazed windows to the front and a carpeted staircase with handrail to the first floor, with useful under stair storage cupboard housing the modern electric consumer unit. A doorway leads into an adjoining inner hall/vestibule with double glazed window to the front, door to the side into the formal dining room and open plan walkway to the rear, into the main living room. From the entrance hall further doors lead to the kitchen/breakfast room, main living room and a ground floor cloakroom with wc, wash basin and an obscure double glazed window to the front.

The kitchen/breakfast room is of a good size and is a dual aspect room with windows to the side and rear and boasts a comprehensive range of fitted units and work surfaces, a feature AGA, door to the side and door leading to a walk-in pantry style utility cupboard with feature Butler style sink unit, window to the side and modern wall mounted gas boiler.

The main living room captures the South Westerly aspect to the rear, with a feature double glazed bay and additional double glazed window enjoying the pleasant outlook into the rear garden, along with a feature open fireplace. An open plan walkway leads through to the inner hall/vestibule, while a further open plan walkway leads to the side into the adjoining sun/family room which is a generous L-shaped room, with large double glazed doors providing access into the rear garden with flank double glazed picture windows. A door leads to the adjacent triple aspect dining room with windows to both sides, a feature circular window to the front and two original natural light windows and door to the adjoining inner hall/vestibule.





The first floor boasts a landing with double glazed natural light window to the front, built-in airing cupboard housing the hot water cylinder, along with a carpeted staircase rising to the second floor landing. Bedroom 1 is a dual aspect double room with a double glazed window to the rear and double glazed French doors providing access at the side onto the large sun terrace over the dining room and sun/family room with views towards the sea, along with a built-in wardrobe/storage cupboard and walk way leading through to an adjoining dressing room with built-in cupboard and door to the landing. Adjacent to the dressing room is a shower with wc, accessed from the landing. Bedrooms 2 and 3 are also good size double rooms with bedroom 3 providing access onto a delightful South Westerly balcony overlooking the rear garden and enjoying views between neighbouring properties towards the sea. In addition, the first floor offers a family bathroom with white suite of bath, pedestal wash basin and w.c, along with an obscure double glazed window to the side.

The second floor contains a landing with storage cupboards and access to a South Westerly covered balcony, with far reaching views to the rear towards Selsey in the distance. Doors lead from the second floor landing to two further double bedrooms with Bedroom 4 also enjoying views out to sea.

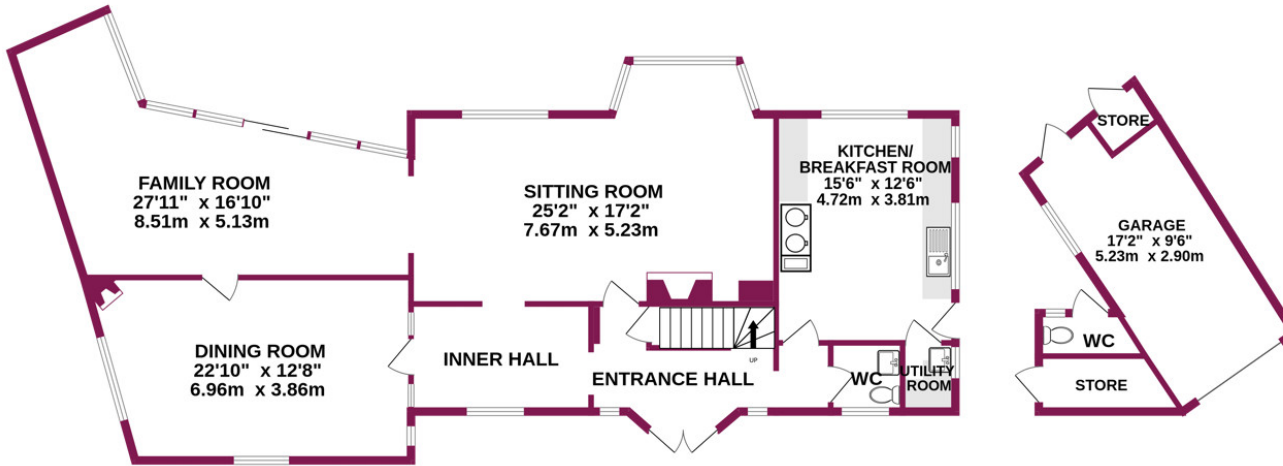
Externally, the property sits in a wrap around corner plot, with a generous frontage, being predominantly laid to lawn, with a gravel driveway providing secure on-site parking for several vehicles, in front of the garage, with adjoining storage outbuildings and external wc. A gate between the garage and the main dwelling leads into the rear, Southerly garden, which is of an impressive size, again being predominantly laid to lawn with mature trees and shrubs, paved sun terrace, external lighting and large timber storage shed. A gate at the rear provides access into The Byeway and pathway opposite, providing access for residents directly on to the beach.

**N.B. - An internal viewing is essential to fully appreciate the size of accommodation on offer, enormous scope and potential the property offers and proximity to the beach.**

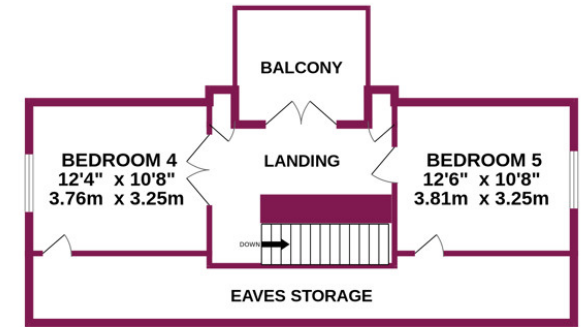


To arrange a viewing contact 01243 267026

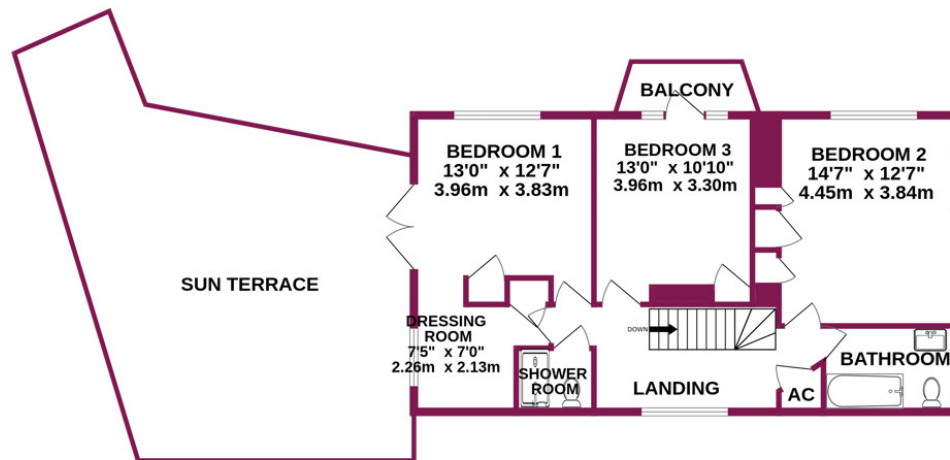
GROUND FLOOR  
1637 sq.ft. (152.1 sq.m.) approx.



2ND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 2961 sq.ft. (275.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Current EPC Rating:** E (43)

**Private Estate Contribution:** £270.00 p.a. (2025 - 2026)

**Council Tax:** Band G £3,840.80 p.a. (Arun District Council/Aldwick 2025 - 2026)



6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)

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