



13 Arun Way

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

Price £1,985,000
FREEHOLD

13 Arun Way

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HF

LU1985 - 02/26

Features

- **An Incredibly Deceptive Detached Front-line Residence**
- **Direct Beach Access & Superb Sea Views**
- **4 Double Bedrooms (Principal with En-Suite Facility)**
- **3 Separate Receptions, Conservatory & Study**
- **On-Site Parking, Detached Double Garage & Boathouse**
- **3,317.7 Sq Ft / 308.2 Sq M (plus Garages, Outbuildings & Balcony)**

Occupying an enviable front-line position, with superb southerly sea views and direct beach access, within the highly sought after Aldwick Bay private estate, this detached residence boasts incredibly deceptive and versatile, split level accommodation comprising: entrance porch, hallway, sitting room, study/home office, cloakroom/wc with adjacent utility area, kitchen/breakfast room with adjoining utility room, open plan dining room, elevated lower first floor generous living room and conservatory, first floor landing, four good size double bedrooms, en- suite bath/shower room to bedroom 1, additional family bath/shower room, along with a southerly balcony.

The property also offers double glazing, a gas heating system via radiators, a generous driveway providing on-site parking, detached double garage and an established southerly rear garden with detached boathouse and workshop.

Double glazed French doors with matching flank windows lead into a generous entrance porch at the front, with light and tiled flooring. An inner front door, with obscure natural light flank panelling, opens into the welcoming entrance hall with small under-stair storage cupboard. Double casement doors lead from the hall to the sitting room and dining room, while further doors lead to the study, cloakroom and a useful walk-in utility store cupboard, which provides cloaks hanging space, along with a wall mounted Veismann gas boiler and cupboard housing the hot water cylinder. The cloakroom has a lobby area with fitted double cloaks cupboard and inner door leading through to the close coupled wc, shaped wash basin with storage under, heated towel rail and has a window to the side.

The sitting room lends itself to a variety of uses and has a feature bay window to the front, exposed wood flooring and feature marble fireplace. Also positioned at the front of the property is the study/home office which is accessed via steps leading down from the hall and has windows to the front and side.

The dining room is a central open plan room at the rear with staircase leading to the main living room and first floor landing, along with a high level window to the side and French doors, with flank panelling, providing access into the rear garden, with distant sea views along the garden and beach beyond.

A door from the dining room leads into the adjacent kitchen/breakfast room, which boasts a comprehensive range of fitted units and work surfaces, space for an American style fridge/freezer, space and plumbing for a dishwasher, integrated over-size electric hob with hood over, integrated 1 1/2, eye level oven/grill, southerly window to the rear and useful built-in shelved pantry style cupboard with light. A door to the side leads from the kitchen to the adjoining utility room, which boasts further fitted units and work surfaces, a second sink unit, space and plumbing for a washing machine and dryer, two windows to the side and double glazed doors to both the front and rear.





A half landing with double casement doors leads into the generous main, dual aspect living room, which has a window to the front, feature marble fireplace and double glazed sliding doors with flank panelling to the rear, providing access to the adjoining, pitched roof double glazed conservatory, which enjoys impressive sea views along the rear garden and beach beyond, along with a skylight window and French doors to the rear.

The first floor landing has an access hatch to the loft space and a generous walk-in storage cupboard with light. Doors lead from the landing to the four double bedrooms and family bath/shower room. Bedroom 1 is positioned at the rear, with French doors with flank panelling leading out to the balcony/verandah providing superb sea views. A door leads to the good size en-suite bath/shower room which has a white suite of bath with central mixer tap/shower attachment, corner shower cubicle with fitted shower, wash basin inset into surround with fitted storage units and light over, close coupled wc, heated towel rail and window to the side. Adjacent to bedroom 1 is a guest double bedroom (bedroom 2), which also provides access onto the balcony/verandah, boasting superb sea views and has a range of fitted wardrobes. Bedrooms 3 and 4 are both good size double rooms, both with windows to the front and both with built-in wardrobes. In addition, there is a family bath/shower room with corner jet shower cubicle, panel bath, close coupled wc, wash basin with storage under, heated towel rail and window to the side.

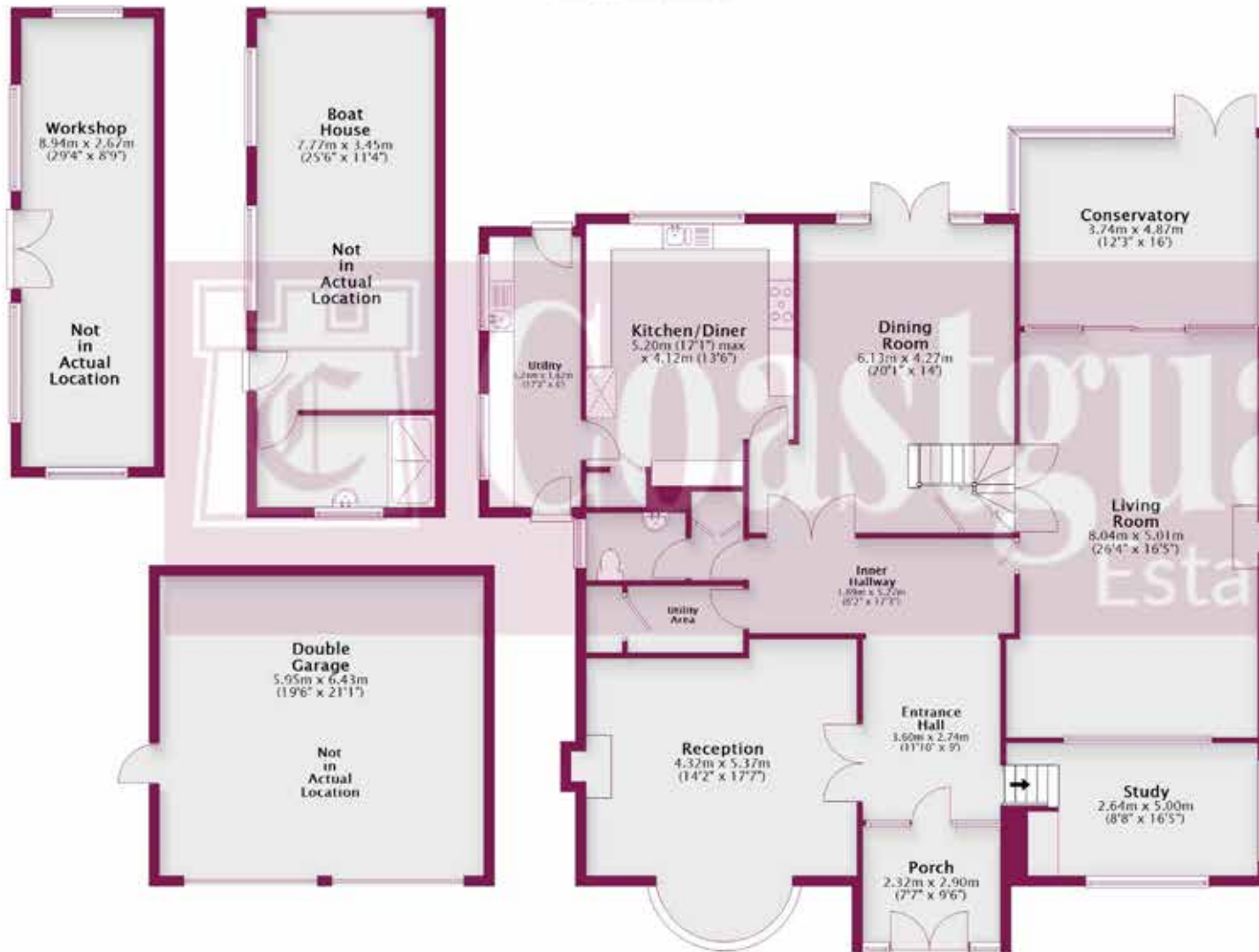
Externally, the property boasts a low maintenance frontage laid to shingle, with a driveway providing on-site parking for several cars. The detached pitched roof double garage has two up and over doors at the front, along with a double width block paved hard stand, a personal door the side, power and light. The generous southerly rear garden is of a good size, boasting a covered sun terrace, main lawn with established well stocked beds and borders, large timber workshop/storage shed and a purpose built boathouse which incorporates a wet room.

Current EPC Rating: D (64) **Council Tax:** Band G £3,840.80 p.a. (Arun District Council / Aldwick 2025 - 2026) **Private Estate Contribution:** £280.00 p.a. (2026)



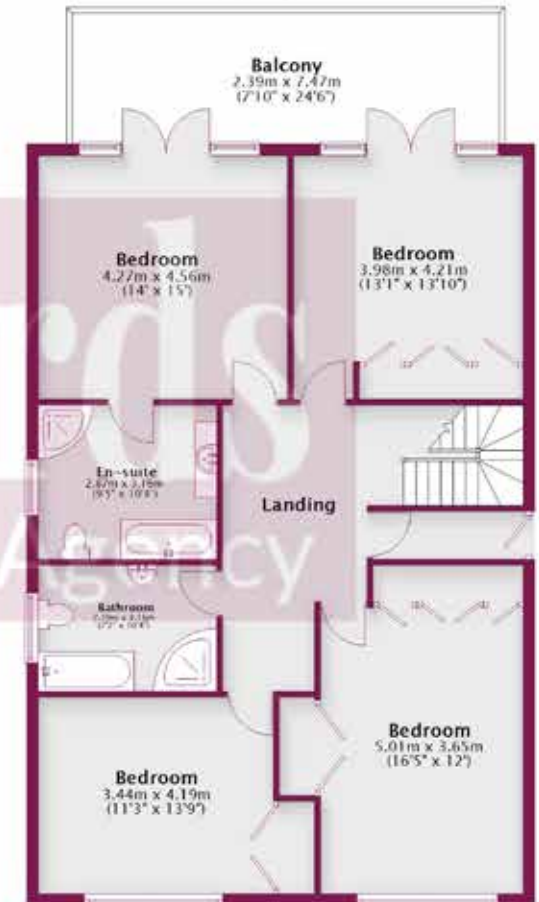
Ground Floor

Main area: approx. 195.7 sq. metres (2106.0 sq. feet)
 Plus garages, approx. 38.3 sq. metres (414.6 sq. feet)
 Plus outbuildings, approx. 57.5 sq. metres (618.8 sq. feet)



First Floor

Main area: approx. 112.6 sq. metres (1211.7 sq. feet)
 Plus balconies, approx. 17.8 sq. metres (192.1 sq. feet)



Main area: Approx. 308.2 sq. metres (3317.7 sq. feet)

Plus garages, approx. 38.3 sq. metres (414.6 sq. feet)
 Plus outbuildings, approx. 57.5 sq. metres (618.8 sq. feet)
 Plus balconies, approx. 17.8 sq. metres (192.1 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.