



92 The Fairway

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

Guide Price £750,000

Freehold

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Features

- Individually Designed Detached Residence
- Envious Position Within Prestigious Private Estate
- 4 Bedrooms (Principal with en-suite facility)
- Generous Enclosed Rear Garden
- Enormous Scope To Improve
- Double Garage & On-Site Parking
- NO ONWARD CHAIN
- 1,492.9 Sq Ft / 138.7 Sq M

Situated within the prestigious Aldwick Bay private estate, this individually designed residence is offered for sale with no onward chain and offers enormous scope to improve if desired. The accommodation comprises entrance hall, ground floor cloakroom/wc, 'L' shaped open plan living/dining room, pitched roof double glazed conservatory, kitchen, utility room, first floor landing, principal bedroom with en-suite wet room, three further bedrooms and modern re-fitted main shower room.

The property also offers double glazing, a gas heating system via radiators, double garage (currently with stud work partition creating a hobbies room), on-site parking and a delightful established enclosed rear garden.

A storm porch with courtesy light protects the front door with flank natural light panelling, which opens into a welcoming entrance hall with easy-rise staircase to the first floor with feature balustrade and natural light window to the front on the half landing, deep under-stair storage cupboard and additional built-in cloaks storage cupboard. Doors lead from the hallway to the kitchen, dining room, living room and re-fitted ground floor cloakroom, which has a white suite of enclosed cistern wc, wash basin with storage under and an obscure window to the front.

The kitchen has a fitted bench seat creating a breakfast area, range of fitted units and work surfaces, integrated hob with oven under, serving hatch through to the dining room, space for an under-counter appliance, 1 1/2 bowl single drainer sink unit with mixer tap and window to the rear enjoying the outlook into the rear garden. A door to the side leads through into the adjoining utility room, which has space for appliances, a wall mounted gas boiler, window to the rear, door to the side and door to the double garage (current leading into the hobbies room).

The dining room is positioned adjacent to the kitchen with a window to the rear and large open plan archway leading through to the full depth living room, which has a window to the front, a feature original fireplace and sliding doors to the rear into the adjoining pitched roof double glazed conservatory, which in-turn provides access into the rear garden via French doors.

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The first floor landing has a built-in double fronted airing cupboard housing the lagged hot water cylinder, along with an access hatch to the loft space with fitted ladder. Doors from the landing lead to the four bedrooms and main shower room.

Bedroom 1 has a window to the front, built-in wardrobes to one wall and a door to the adjoining en-suite re-fitted wet room, with fitted dual shower, close coupled wc, wash basin with storage under, ladder style heated towel rail and window to the front. Bedrooms 2,3 and 4 are all rear aspect rooms, all with built-in wardrobes/storage cupboards. The main shower room has also been re-fitted and boasts an oversize shower enclosure with glazed shower screen and fitted dual shower, close coupled wc, wash basin with storage under, modern tall radiator/towel rail, high level window to the side and window to the front.

Externally, the property is approached via double gates leading into a shaped driveway providing on-site parking for several cars. The front garden is well stocked with established beds, lawn and trees. A gate at the side leads to a pathway to the rear. The double garage has a vertical electric door at the front, power, light, access hatch to part roof space and an up and over door at the rear enabling a means to drive through to the rear garden. A stud partition (which can be removed) currently creates a hobbies room within the garage with a door to the utility room. The generous rear garden is a real feature of this home boasting a large lawn, patio/terrace, timber store, established well stocked beds and borders along with mature trees.

Current EPC Rating: D (60)

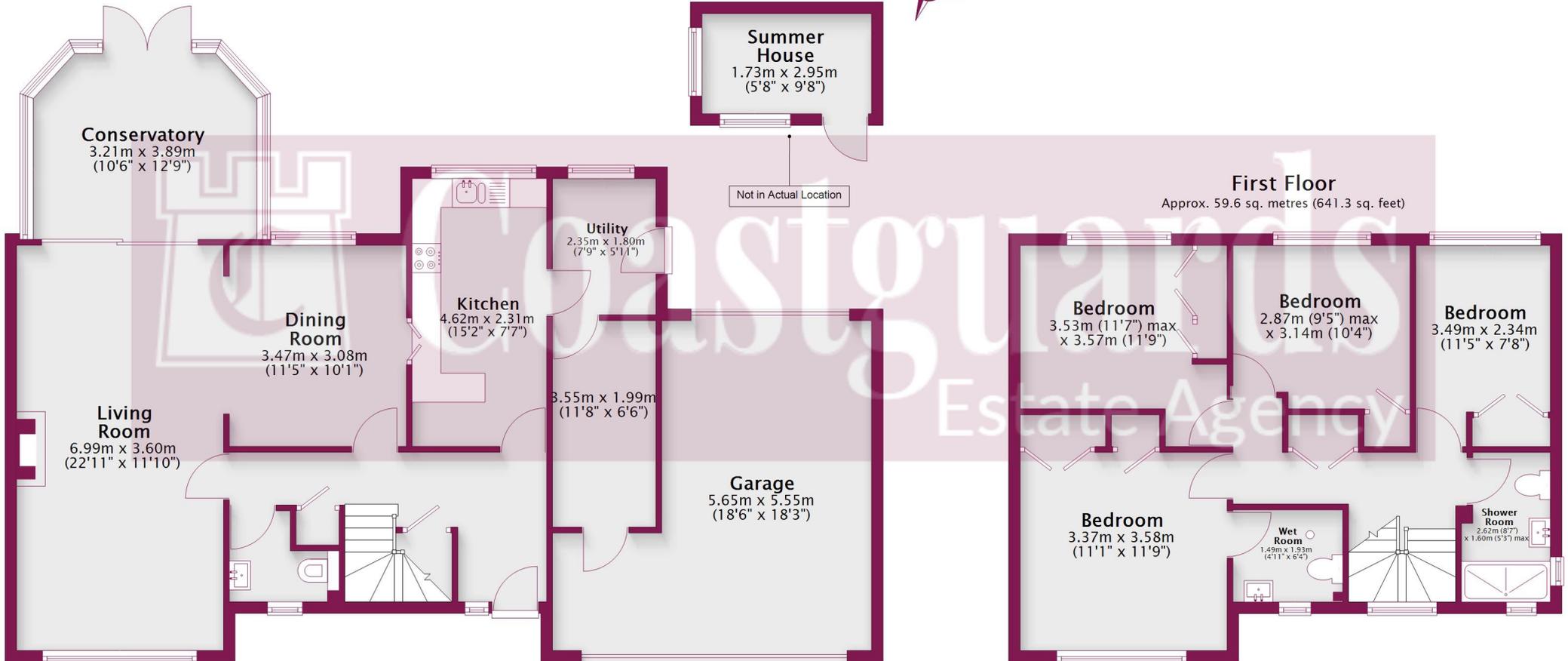
Council Tax: Band G £3,840.80 (Arun District Council / Aldwick 2025-26)

Private Estate Contribution: £280.00 p.a (2026)



Ground Floor

Main area: approx. 79.1 sq. metres (851.6 sq. feet)
Plus garages, approx. 32.3 sq. metres (348.1 sq. feet)
Plus outbuildings, approx. 5.1 sq. metres (54.9 sq. feet)



Main area: Approx. 138.7 sq. metres (1492.9 sq. feet)

Plus garages, approx. 32.3 sq. metres (348.1 sq. feet)
Plus outbuildings, approx. 5.1 sq. metres (54.9 sq. feet)

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