



Hurstwood, West Drive

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

Price £799,950

Freehold

Hurstwood, West Drive

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Features

- **Newly Renovated Detached Villa Style Residence**
- **3 Bedrooms (All With En-Suite Facilities)**
- **Idyllic Private Estate Setting Close To The Beach**
- **Living Room with Log Burner**
- **Cloakroom, Kitchen/Dining Room, Utility Room, Sun Room & Study**
- **Newly Installed Double Glazing & Gas Heating System (Radiators)**
- **On-Site Parking & Double Garage**
- **No Onward Chain**
- **1,664.9 Sq Ft / 154.7 Sq M (Plus Garage)**

Having been renovated to an impeccably high standard throughout recent months, this superbly appointed villa style single storey residence is offered for sale with no onward chain.

The incredibly well proportioned, bright and airy accommodation comprises: entrance hall, cloakroom/wc, triple aspect living room with log burner, kitchen/dining room, separate utility room, conservatory/sun room with insulated roof, three bedrooms (all with en suite facilities) and a versatile study/hobbies room.

The property also benefits from a complete rewire and updated electrics, newly installed gas heating system, newly installed double glazing, new decor and floor coverings, new kitchen and sanitary ware, along with on-site parking, a double garage and landscaped rear garden.

A newly fitted double glazed front door with natural light flank panelling opens into a welcoming entrance hall with wood effect flooring, built-in cupboard housing the newly installed wall mounted gas boiler and pressurised hot water cylinder, along with an access hatch to the loft space with fitted ladder. Newly replaced internal doors lead from the hallway to the living room, kitchen/dining room, three bedrooms, study/hobbies room and a large cloakroom, which has a newly fitted suite of close coupled wc, wash basin with storage under, heated towel rail, tiled flooring and window to the side.

The living room is a bright triple aspect room with window to the front, high level window to the side, feature exposed brick chimney breast with wood burning stove, newly fitted carpet, French doors with flank panelling to the rear providing access into the rear garden and a door to the adjoining kitchen/dining room.

The kitchen/dining room enjoys newly fitted units and Quartz work surfaces incorporating a 1 1/2 bowl sink unit with drainer, electric hob with hood over, eye level twin oven/grill, integrated dishwasher and fridge/freezer, two windows to the side, French doors to the rear into the sun room and door to the utility room.

The utility room boasts matching units, further work surface, an inset single drainer sink unit, space and plumbing for a washing machine and dryer, newly installed electric consumer unit, along with a window and double glazed door to the side.

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The sun room has a pitched insulated roof with inset spot lighting, windows to the sides and rear, newly installed electric heater and French doors providing access to the rear garden.

Bedroom 1 has a window to the side and front, newly fitted carpet, area for wardrobes and a door to the adjoining en-suite shower room with newly installed suite of corner shower enclosure with fitted dual shower unit, close coupled wc, wash basin with storage unit under, heated towel rail, tiled floor and window to the side.

Bedroom 2 has a window to the side, newly fitted carpet and door to the adjoining en-suite bath/shower room with suite of bath, corner shower enclosure with fitted dual shower unit, close coupled wc, wash basin with storage under, heated towel rail, tiled flooring and window to the side.

Bedroom 3 has a window to the side, newly fitted carpet and door to the en-suite shower room with shower enclosure with dual shower unit, wash basin with storage under, close coupled wc, tiled flooring, heated towel rail and window to the side with deep sill.

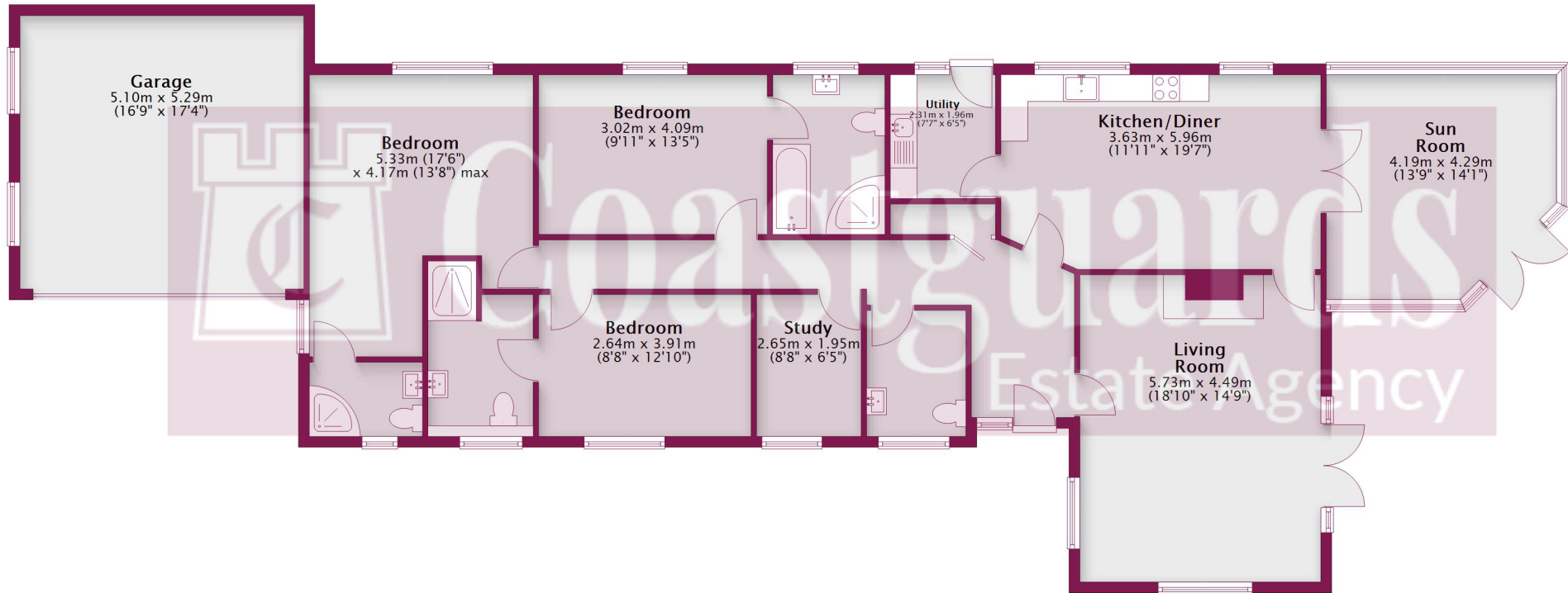
In addition, there is a versatile study/hobbies room with newly fitted carpet and window to the side.

Externally, the property sits back from the road with double gates leading into a generous gravel forecourt providing secure on-site parking with an array of established trees and shrubs. The attached double garage boasts an electrically operated vertical roller door and has two windows to the front, power and light. Archways lead to the front door where there is external lighting and a pathway to the side/rear, with a gate providing access into the recently landscaped, fully enclosed rear garden, with paved sun terrace, lawn, a variety of spaced Acers and established shrubs, raised bed and external lighting.



Ground Floor

Main area: approx. 154.7 sq. metres (1664.9 sq. feet)
Plus garages, approx. 27.0 sq. metres (290.4 sq. feet)



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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.
Plan produced using PlanUp.



Current EPC Rating: C (73)

Private Estate Contribution: £280.00 p.a. (2027)

Council Tax: TBC (Arun District Council / Aldwick 2026 - 2027)

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