



**117 Manor Way**  
**Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HN**

**Price £850,000**  
**Freehold**

# 117 Manor Way

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

BO850 - 05/26

## Features

- Attractive Detached 1930's Two Storey Residence
- Idyllic Private Estate Setting
- 3 Bedrooms, Living Room, Dining Room & Sun Room
- Double Glazing & Gas Heating (Radiators)
- Delightful Established Southerly Rear Garden
- On-Site Parking For Several Cars & Attached Garage
- 838.1 Sq Ft / 77.9 Sq M (Plus Garage)

Occupying an enviable position within the highly sought after prestigious Aldwick Bay Private Estate, this attractive detached 1930's residence boasts light and airy accommodation comprising: lobby, an L-shaped entrance hall, living room open plan to the dining room, rear sun room open plan to a side hobbies room/home office, kitchen, cloakroom/wc, first floor landing, three bedrooms, bathroom and separate wc.

Combining characteristic features from its origins such as original exposed brick fireplace with log burning stove and feature easy-rise staircase with modern comforts of double glazing and gas heating via radiators, this delightful home also boasts a generous frontage providing on-site parking for several cars, an attached garage and a well stocked established southerly rear garden.

The front door with flank windows either side, leads into a lobby with natural light window to the side where a part glazed inner door leads into the entrance hall which has exposed herringbone parquet flooring and a feature carpeted easy-rise staircase to the first floor with handrail/balustrade, along with a feature oval obscure glazed natural light window to the front and useful under-stair storage cupboard. Panel doors lead from the hallway to the living room, dining room and kitchen/breakfast room.

The living room is a dual aspect room with window to the front, feature exposed original brick fireplace housing a recessed wood burning stove, exposed herringbone parquet flooring, open plan archway to the adjoining dining room and double glazed natural light panel window and door to the rear leading through to a delightful double glazed sun room at the rear, which provides access into the rear garden via a pair of French doors and also leads into an open plan adjacent hobbies room/home office positioned at the side of the property.

The dining room has a feature double glazed bay to the rear and exposed herringbone parquet flooring.

The kitchen is a dual aspect through room with window to the rear and an obscure window to the front. The kitchen boasts a comprehensive range of units, roll edge work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated full size dishwasher, tiled flooring and a built-in pantry cupboard with obscure window to the front. A door from the kitchen leads to the side into a ground floor cloakroom (former shower room), which has an enclosed cistern wc, tiled walls and flooring, heated towel rail, extractor and obscure window to the side.





The bright and airy first floor landing has a wide window to the front with fitted plantation shutters, an access hatch to the loft space with ladder, built-in storage cupboard and built-in airing cupboard housing the lagged hot water cylinder with slatted shelving.

Panel doors leads from the landing to the three bedrooms, bathroom and separate wc.

Bedroom 1 is a bright and airy dual aspect room with windows to the front and rear, built-in storage cupboard and fitted carpet. Bedroom 2 is a good size double room with bay window to the rear and fitted carpet, while bedroom 3 has a window to the rear, built-in wardrobe and fitted carpet.

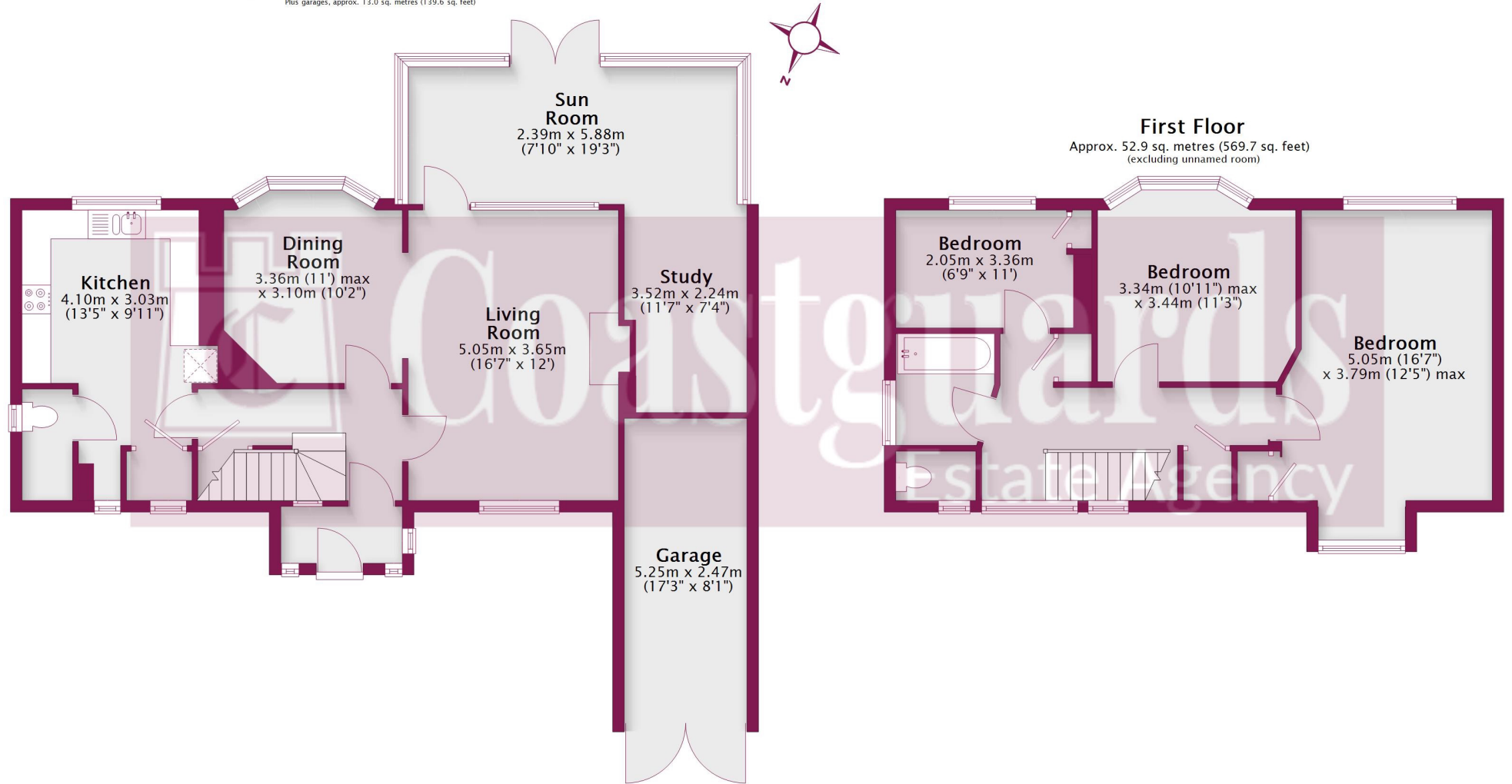
The bathroom has an obscure window to the side, panel bath, wash basin with storage under, heated towel rail, tiled walls and flooring. Adjacent to the bathroom is a separate wc with obscure window to the front, tiled walls and flooring.

Externally, there is a generous frontage, bordered by a shallow brick wall to the front boundary with shaped central lawn, established shrubs and Acers, along with a gravel driveway providing on-site parking. The attached pitched roof garage has double doors at the front, power and light and houses the modern wall mounted Vaillant gas boiler. A gate at the side of the property leads to a pathway into the southerly rear garden, which is a real feature of this delightful home, with generous lawn, established well stocked beds and borders, paved terraces and strategically placed trees and shrubs providing privacy from neighbouring properties. A pathway to the side leads to a gate to the front.



## Ground Floor

Main area: approx. 77.9 sq. metres (838.1 sq. feet)  
Plus garages, approx. 13.0 sq. metres (139.6 sq. feet)



Main area: Approx. 130.8 sq. metres (1407.8 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.6 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.

Current EPC Rating - D (62)

Annual Estate Charge - £280.00 p.a. (2026 - 2027)

Council Tax - Band F £3,493.21 p.a. (Arun District Council / Aldwick 2026 - 2027)



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