

31 West Drive

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

Price £895,000
Freehold

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MU925- 09/26

Features

- **Superbly Appointed & Much Improved Detached Residence**
- **Generous Corner Plot Position Within Favoured Private Estate, Potential To Extend**
- **Open Plan Living/Dining/Kitchen With Access To Garden & A Separate Utility Room**
- **3 - 4 Bedrooms & 2 Additional Receptions**
- **Cloakroom, En-Suite Bath/Shower Room & Shower Room (3 WC's In Total)**
- **Double Glazing & Updated Plumbing, Gas Heating (Radiators) & Electrics**
- **Extensive On-Site Parking & Double Garage**
- **2068.7 Sq Ft / 192 Sq M (Inc Garage & Utility Room)**

Offered for sale in excellent decorative order throughout, this detached two storey residence has been extensively improved by the current owner occupiers throughout recent years and occupies a generous corner plot position, within the highly sought after Aldwick Bay private estate, which provides residents access to the private beach. The highly versatile accommodation comprises: reception hall, cloakroom/wc, superb fully fitted open plan kitchen/dining/living room, two additional ground floor reception rooms, first floor landing, principal bedroom suite of double bedroom, large dressing room (potential 4th bedroom) and en-suite bath/shower room, two further double bedrooms and a shower room. The property also offers double glazing, updated plumbing, updated gas heating system and electrics (2023), there is also a pressurised hot water tank solar ready, skimmed ceilings, log burner, on-site parking, pitched roof double garage with adjoining utility room and wrap around enclosed garden. There is also potential to extend to 3 sides (subject to submitting planning permission).

A large covered storm porch protects the double glazed front door with double glazed flank natural light panelling, which opens into a welcoming reception hall with exposed wood flooring, dado rail surround and a feature easy-rise carpeted staircase to the first floor with useful under-stair storage cupboard. Replacement internal doors lead from the reception hall to the home office/hobbies room, versatile second reception room and ground floor cloakroom, which has been refitted with a suite of enclosed cistern wc, wash basin with storage under, ladder style heated towel rail and has a window to the side.

A glazed modern casement door leads from the reception hall to the rear into the superb open plan L-shaped kitchen/dining/living room, which boasts a comprehensive range of high quality fitted units with Quartz work-surfaces, incorporating a large central island with breakfast bar with integrated large induction hob and integral feature extractor hood, twin eye level ovens, space and plumbing for an American style fridge/freezer, integrated full size dishwasher, integrated microwave, larder cupboard with pull out racking/shelving, two windows and a double glazed door to the side, feature tri-fold doors to the rear, providing access into the rear garden and a further window to the rear in the living area, which provides a feature original stone fireplace with recessed log burning stove.

The versatile second reception room lends itself to a multitude of uses, currently utilised as a snug/sitting room/home office and has a feature bow window to the side.

Positioned at the front of the property, with a bow window to the front, is a good size hobbies room, which again lends itself to a variety of uses.











The first floor boasts a bright and airy generous landing with deep natural light window over the staircase, fitted carpet, dado rail surround and an access hatch to the loft space, which houses the gas combination boiler and has skylight windows to the side. A door from the landing leads into a useful walk-in storage room with sensor light and door to the dressing room. Further doors from the landing lead to the three bedrooms and shower room.

The principal bedroom suite is positioned at the rear of the property and provides a large double twin aspect bedroom with windows to the side and rear, with door to the adjoining en-suite bath/shower room, along with a square open plan walkway leading into the adjacent open plan dressing room, (potential fourth bedroom which could be reinstated), which has a window to the rear and fitted range of wardrobes, along with a door to the useful walk-in store room. The en-suite bath/shower room has been tastefully refitted with an over-size shower enclosure with dual shower unit, bath with central feature tap and shower attachment, wash basin with storage under and adjacent enclosed cistern wc, ladder style heated towel rail, feature part panelled walls with integral mood lighting, along with a window to the side. Bedroom 2 has a window to the side and recess for wardrobes and dressing table, while bedroom 3 has a window to the front. The shower room has also been tastefully refitted with a shower enclosure with dual shower, table top bowl sink unit with storage under and medicine cabinet over, enclosed cistern wc, ladder style heated towel rail and two windows to the side.

Externally, the property offers a generous wrap around frontage providing on-site parking for several cars, along with a pitched roof double garage with an electrically operated vertical sectional double door, wall mounted modern electric consumer unit and gas and electric meters, power and light and a door to the rear. A gate between the main dwelling and the garage leads to a covered area with inset lighting, leading through into the rear garden and utility room, which is attached to the rear of the garage and has fitted base units with work surface over, single drainer sink unit, tiled splash-back, space and plumbing for a washing machine and dryer, along with space for additional appliances and a double glazed window to the rear. The rear garden itself is of a good size being enclosed by a brick wall to one side and the rear, with recently replaced fencing to the other side, along with an expanse of lawn, generous paved terrace, strategically placed trees and shrubs providing screening from neighbouring properties and a large paved entertaining terrace at the side, positioned behind the utility room with raised bed/borders.





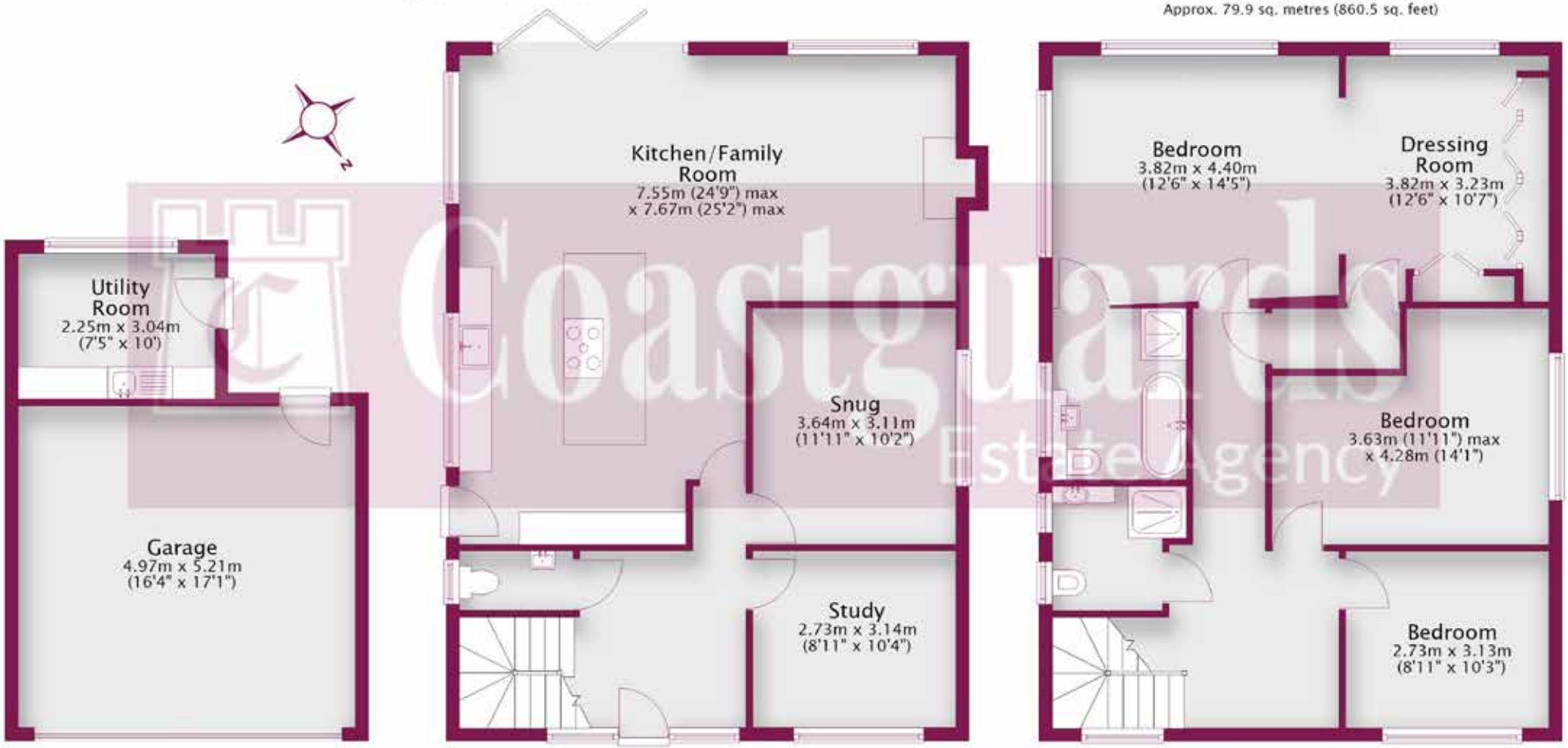




Ground Floor

Main area: approx. 79.2 sq. metres (852.6 sq. feet)

Plus garages, approx. 33.0 sq. metres (355.6 sq. feet)



First Floor

Approx. 79.9 sq. metres (860.5 sq. feet)

Coastguards Estate Agency

Main area: Approx. 159.2 sq. metres (1713.1 sq. feet)

Plus garages, approx. 33.0 sq. metres (355.6 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 (67)

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

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

Coastguards Estate Agency

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