



71 The Fairway
Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HE

Price £695,000
Freehold

71 The Fairway

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

Features

- Arts & Crafts 1930's Detached Residence
- Idyllic Position Close To The Beach
- Sought After Private Estate Setting
- 3 Bedrooms & 2 Receptions
- Enormous Scope & Potential To Improve
- Well Tended Established Gardens
- NO ONWARD CHAIN
- 1,739.6 Sq Ft / 161.6 Sq M (Plus Outbuildings & Garage)

Occupying an idyllic position, within a few hundred metres level walk to the beach, this 1930's, Arts & Crafts detached residence is offered for sale with no onward chain.

Although the property does require a certain degree of updating, it boasts enormous scope and potential to improve for those wishing to put their own stamp on a property.

The accommodation in brief comprises; entrance hall, kitchen open plan to an adjoining breakfast room, front aspect open plan living room and dining room, enclosed sun room at the front, ground floor cloak/shower room, double glazed rear sun room, first floor landing, good size principal double bedroom with adjoining enclosed balcony/dressing room at the front, two further bedrooms, bathroom and separate wc.

The property also offers majority double glazing, a gas heating system via radiators, authentic features such as picture rails and original fireplace, along with a generous frontage providing ample on-site parking, an attached garage, versatile workshop/hobbies room and beautifully tended generous rear garden.

An arched part glazed front door positioned at the side of the property leads into the hallway with picture rail surround and a feature carpeted staircase to the first floor with handrail and solid balustrade, along with a useful under-stair cupboard housing the electric meter and fuse box. A glazed door from the hallway leads into the kitchen, while further doors lead to the living room, dining room, breakfast room and ground floor shower room which has a close coupled wc, wall mounted wash basin, shower tray with shower over, tiled splash-back and window to the side.

The kitchen is positioned at the rear of the property with two windows to the rear and a window to the side and provides fitted units and work surfaces, single drainer sink unit with mixer tap, tiled splash-back surround, space for an electric cooker and floor-standing gas boiler. An archway from the kitchen leads to the open plan breakfast room which has a window to the side and double glazed door to the rear providing access into the rear garden.

A double glazed door from the kitchen leads to the rear into an adjoining useful double glazed covered sun room which has a door to the side and French doors to the rear providing access into the rear garden, along with a glazed roof, space and plumbing for a washing machine and door to the garage and workshop, which has the potential to create a versatile hobbies room. The garage has an up and over door to the front, power, light and window to the side.

WIFO695 - 08/26





The living room has a window to the side and large feature arched window to the side, along with an original fireplace, picture rail surround and French doors to the front leading into the adjoining sun room (former loggia). A square walkway leads to the open plan adjacent dining room, which has a feature arched window to the side, picture rail surround and French doors to the front providing access into the sun room (former loggia), which in-turn has feature arched windows to both sides, two radiators, windows to the front and double glazed French doors to the front providing access into the front garden.

The first floor landing has a feature arched window to the side, picture rail surround and access hatch to the loft space. Doors lead from the landing to the three bedrooms, bathroom and separate wc.

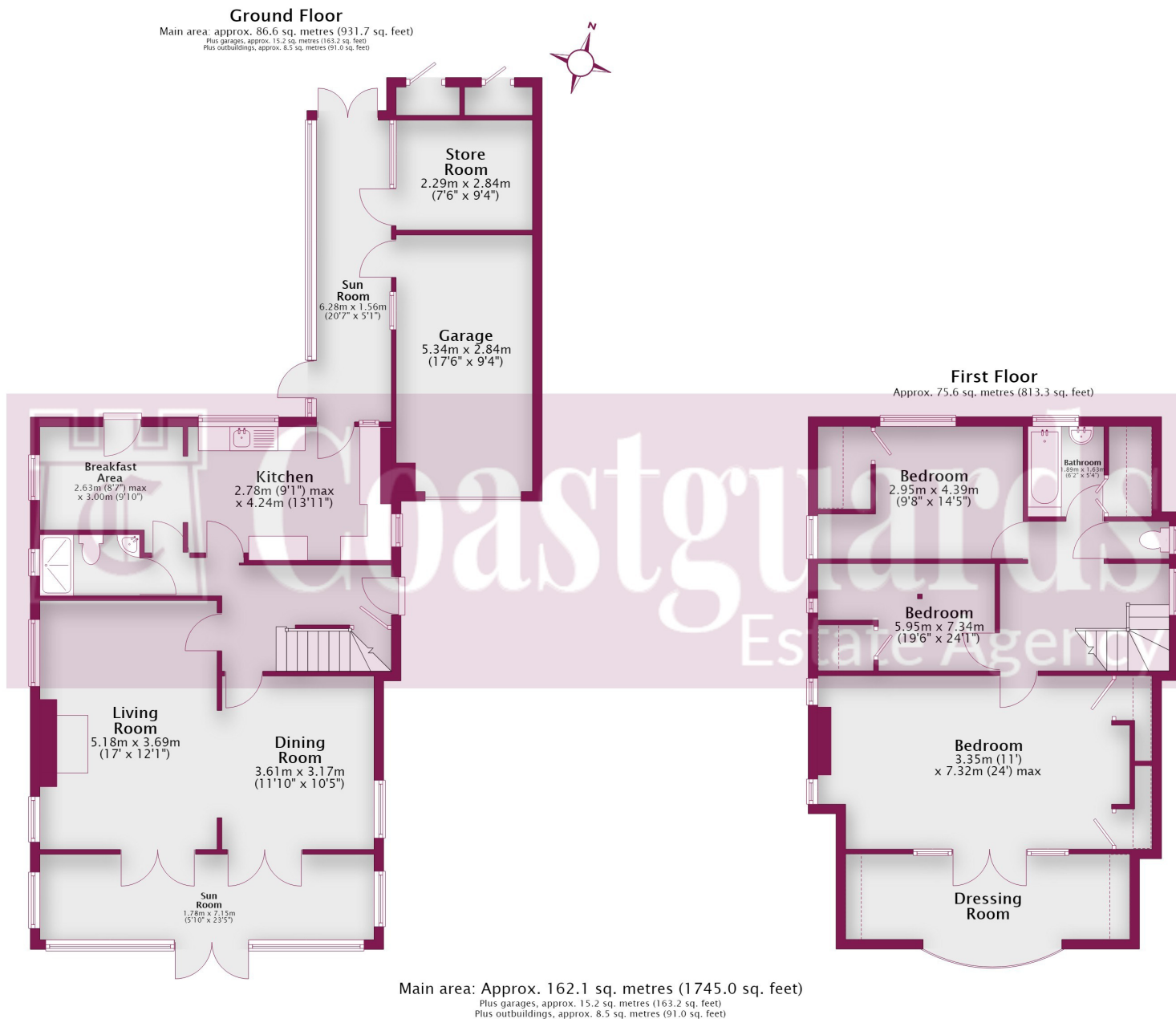
Bedroom 1 is positioned at the front of the property and is a good size double room with two windows to the side, close coupled wc, vanity wash basin, picture rail surround and eaves wardrobe/storage cupboard, along with French doors with natural light flank windows to the front leading to an enclosed dressing room (former balcony/terrace) which has a large bow window to the front.

Bedroom 2 is positioned at the rear of the property with a window to the rear, window to the side, picture rail surround and built-in generous eaves wardrobe/storage cupboard. Bedroom 3 is a single room with window to the side and built-in eaves wardrobe/storage cupboard and picture rail surround.

The bathroom has a coloured suite of bath, pedestal wash basin, tiled splash-backs, window to the rear and fitted eaves storage/airing cupboard housing the hot water cylinder. In addition there is a separate wc with window to the side.

Externally, the property boasts a generous frontage with a block paved driveway providing on-site parking for several vehicles leading to the garage and front door. The front garden provides a lawn with well stocked, well tended established borders. A gate at the side of the property leads to a pathway to the side/rear where there is a delightful well tended rear garden with lawn, well stocked beds and borders, greenhouse and timber summer house along with a paved terrace. To the rear of the workshop there are two integral stores.





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 - E (44)

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

Council Tax - Band F £3493.21 p.a. (Arun District Council / Aldwick 2026 - 2027)



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.