



16 Priory Close

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

Guide Price £800,000
Freehold

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IV825 - 04/26

Features

- **Delightful 3-4 Bedroom Detached Family Residence**
- **Cul-De-Sac Position Within The Prestigious Aldwick Bay Private Estate**
- **Well Proportioned & Highly Versatile Accommodation**
- **On-site Parking For Several Cars & Oversize Garage**
- **Landscaped Fully Enclosed Rear Garden**
- **Viewing Advised To Appreciate Size of Accommodation On Offer**
- **2,275.2 Sq Ft / 211.1 Sq M**

Occupying a cul-de-sac setting within the highly sought after Aldwick Bay private estate, this delightful detached residence offers light, bright and well proportioned accommodation comprising: generous entrance/sun porch, hallway, ground floor cloakroom/wc, refitted extended kitchen/family room, living room, separate dining room, inner hall, study, versatile ground floor sitting room/bedroom 4, first floor landing with balcony/terrace, principal bedroom with en-suite bathroom, two additional first floor double bedrooms and an updated main shower room.

The property also offers double glazing, a gas heating system via radiators and boasts on-site parking for approximately four cars, an oversize integral garage and a delightful landscaped, manageable rear garden.

A double glazed front door leads into a generous double glazed porch/sun room with tiled flooring. An inner glazed front door opens into the welcoming entrance hall with natural light windows to the front over an easy-rise staircase to the first floor with handrail/balustrade and under-stair cupboard with light, exposed wood block flooring and doors to the kitchen, living room, dining room, inner hallway and ground floor cloakroom, which has an enclosed cistern wc, wash basin with storage under, tiled splash-back and tiled flooring.

The main living room is a bright and airy well proportioned room measuring 31' 11" overall in depth with a double glazed door and flank panelling to the front, a picture window to the side into the porch/sun room, two high level windows to the other side and French doors to the rear providing access into the delightful rear garden.

The kitchen/breakfast room boasts a comprehensive range of units and work surfaces incorporating a breakfast bar, integrated gas hob with hood over, eye level twin oven/grill, space for an American style fridge/freezer & vinyl tiling to floor. A wide open plan walkway leads through to a delightful rear snug style sitting/family room with windows to both sides and French doors to the rear, providing access into the rear garden.

From the hallway a door leads into an inner hall with door to the home office/study and door to the oversize integral garage, which has a utility area with work surface and fitted units, space and plumbing for a washing machine and dryer, along with modern wall mounted electric consumer unit, power, light and an electrically operated vertical door to the front.





The home office/study has a window to the side and bespoke fitted workstation. A bi-fold door from the home office/study leads to the rear into the adjoining highly versatile sitting room/ground floor bedroom 4, which lends itself to a multitude of uses and has a window and door to the rear providing access into the rear garden. Double casement doors to the side lead from the versatile sitting room/ground floor bedroom into the formal separate dining which is positioned adjacent to the kitchen/breakfast and has a large window to the rear enjoying the pleasant outlook into the rear garden.

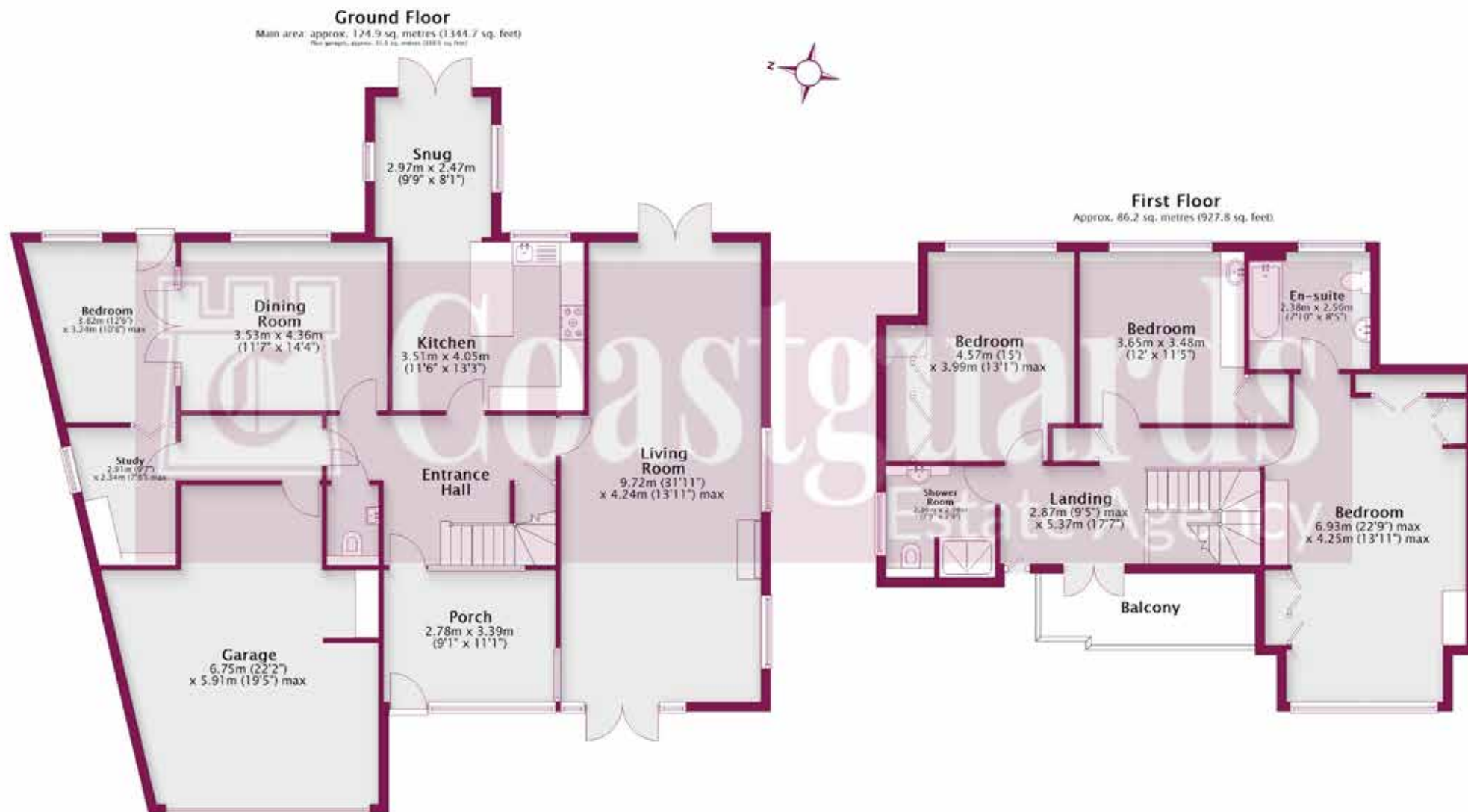
The bright and airy first floor landing has a gallery feel and provides space for a work station if desired, with a window and door to the front providing access onto a delightful balcony/sun terrace with metal balustrade, along with a built-in airing cupboard housing the lagged hot water cylinder and a recently replaced pump for both power showers, hatch to the loft space and door to a useful walk-in eaves storage cupboard, which houses the wall mounted gas boiler. Doors from the landing lead to the three double bedrooms and family shower room.

Bedroom 1 is an impressive size, with a large window to the front and a comprehensive range of fitted wardrobes. A door leads into the adjoining en-suite bathroom with a suite of bath with a power shower and fitted shower screen, pedestal wash basin, close coupled wc, tiled walls and flooring, along with a window to the rear. Bedrooms 2 and 3 are both good size double rooms, both positioned at the rear of the property with windows overlooking the rear garden and both rooms provide fitted/built-in wardrobes. In addition, there is a shower room with oversize shower enclosure with fitted shower, enclosed cistern wc, wash basin with storage under and over, tiled walls and flooring, heated towel rail and window to the side.

Externally, the block paved driveway provides ample on-site parking at the front along with an established front garden with a generous lawn and array of shrubs. The fully enclosed rear garden has been landscaped for ease of use to create delightful entertaining areas with a circular lawn and a selection of established well stocked beds and borders.

Current EPC Rating - D (64) **Annual Estate Contribution - £280.00 p.a. (2026 - 2027)** **Council Tax - Band F** £3,493.21 p.a. (Arun District Council / Aldwick 2026 - 2027)





Main area: Approx. 211.1 sq. metres (2272.5 sq. feet)

Plus garages, approx. 31.5 sq. metres (339.5 sq. feet)

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