



## **Willows, West Drive**

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

**Price £895,000**

**Freehold**

# Willows, West Drive

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HA895 - 06/26

## Features

- Superbly Appointed Detached Residence
- Idyllic Private Estate Setting
- 4 Bedrooms (2 With En-Suite Facilities)
- Delightful Open Plan Kitchen/Living/Dining Room
- Recent Rewire & Updated Gas Heating System (Radiators)
- On-site Parking For Several Cars & Attached Garage
- Beautifully Tended Generous Rear Garden
- 2,068.2 Sq Ft / 192.1 Sq M (Plus Garage)

Positioned within the highly sought after Aldwick Bay private estate which provides residents access to the private beach, this superbly appointed 1930's detached residence has been tastefully and sympathetically improved and extended by the current owner occupiers throughout recent years to create a ready to move into home, that combines the modern comforts expected today with the characteristic features from its origins.

The incredibly well proportioned, bright and airy accommodation comprises entrance hall, superb open plan kitchen/dining/living room at the rear, utility room, ground floor shower room, front aspect sitting room, versatile hobbies room/home office, first floor landing, principal bedroom with en-suite shower room and balcony/terrace, guest 2nd bedroom with en-suite shower room, two additional bedrooms and a family bathroom.

The property is offered for sale in excellent decorative order throughout and also benefits from skimmed ceilings, updated electrics and gas heating system, double glazing throughout, on-site parking for several cars, an attached oversize garage and a beautifully tended, well stocked, fully enclosed rear garden.

A storm porch protects the double glazed front door which opens into a welcoming entrance hall with exposed wood flooring and a carpeted, easy-rise staircase to the first floor, with useful under-stair storage cupboard. Replacement part glazed modern doors lead to the sitting room, hobbies room/home office and utility room.

The versatile hobbies room/home office lends itself to a multitude of uses and is positioned at the front of the property with a window to the front, exposed wood flooring and useful double fronted shelved full height storage cupboard.

The sitting room is also positioned at the front of the property and boasts a generous walk-in bay to the front, fitted carpet, recess into chimney breast and open plan walkway leading through to the superb open plan kitchen/dining/living room. The main kitchen/dining area runs the full width of the property with tiled flooring and a comprehensive range of fitted units complemented by solid wood, light grain, work surfaces, 1 1/2 bowl single drainer sink unit with mixer tap, Induction Range style cooker with hood over, concealed integrated dishwasher, space and plumbing for an American style fridge/freezer, along with a window to the rear. The dining area boasts a window to the side and steps down to the delightful open plan living area with tiled flooring, feature skylight lantern, high level window to the side and double bi-fold doors to the rear providing access onto the sun terrace and rear garden.





From the kitchen/dining area, an open plan walkway leads into the utility room with tiled flooring, fitted base, drawer and wall mounted units with hard wood work surfaces, sink unit, space and plumbing for a washing machine and dryer, cupboard housing the gas boiler, double glazed door and obscure window to the side and door to the ground floor shower room, which has a tiled shower enclosure with fitted electric shower and bi-fold glazed door, feature wash basin with storage unit under and enclosed cistern wc, tiled flooring, heated towel rail, extractor and an obscure window to the side.

The first floor landing has a window to the front over the half landing, solid feature balustrade, built-in airing cupboard housing the hot water cylinder and slatted shelving and large access hatch to the loft space with fold down ladder. Doors lead from the landing to the four bedrooms and family bathroom.

The principal bedroom is a good size double room with sliding double glazed doors to the front providing access onto the balcony/terrace, along with a window to the side, built-in mirror fronted sliding triple wardrobe and fitted carpet. A part glazed door leads through from the bedroom to an en-suite shower room with over-size glazed shower enclosure with dual shower unit, enclosed cistern wc, oversize shaped wash basin with storage under, tiled walls and flooring, heated towel rail, extractor and obscure window to the rear. The guest second bedroom suite is positioned at the rear of the property with fitted carpet, built-in mirror fronted triple wardrobe and a window to the rear overlooking the delightful rear garden. A part glazed door leads from the bedroom area to the adjoining en-suite shower room, which boasts a modern white suite of over size shower tray with fitted dual shower and glazed shower screen, close coupled wc and table top oval wash basin with storage under, tiled walls and flooring, heated towel rail, extractor and an obscure window to the rear. Bedroom 3 is a dual aspect bedroom with windows to the front and side, along with a built-in eaves storage cupboard and fitted carpet, while bedroom 4 is a good size single bedroom with window to the side and fitted carpet.

In addition, the first floor provides a family bathroom with modern white suite of bath with mixer tap/shower attachment and glazed shower screen, close coupled wc, a table top oval wash basin with storage under, heated towel rail, tiled walls, tiled flooring and an extractor.

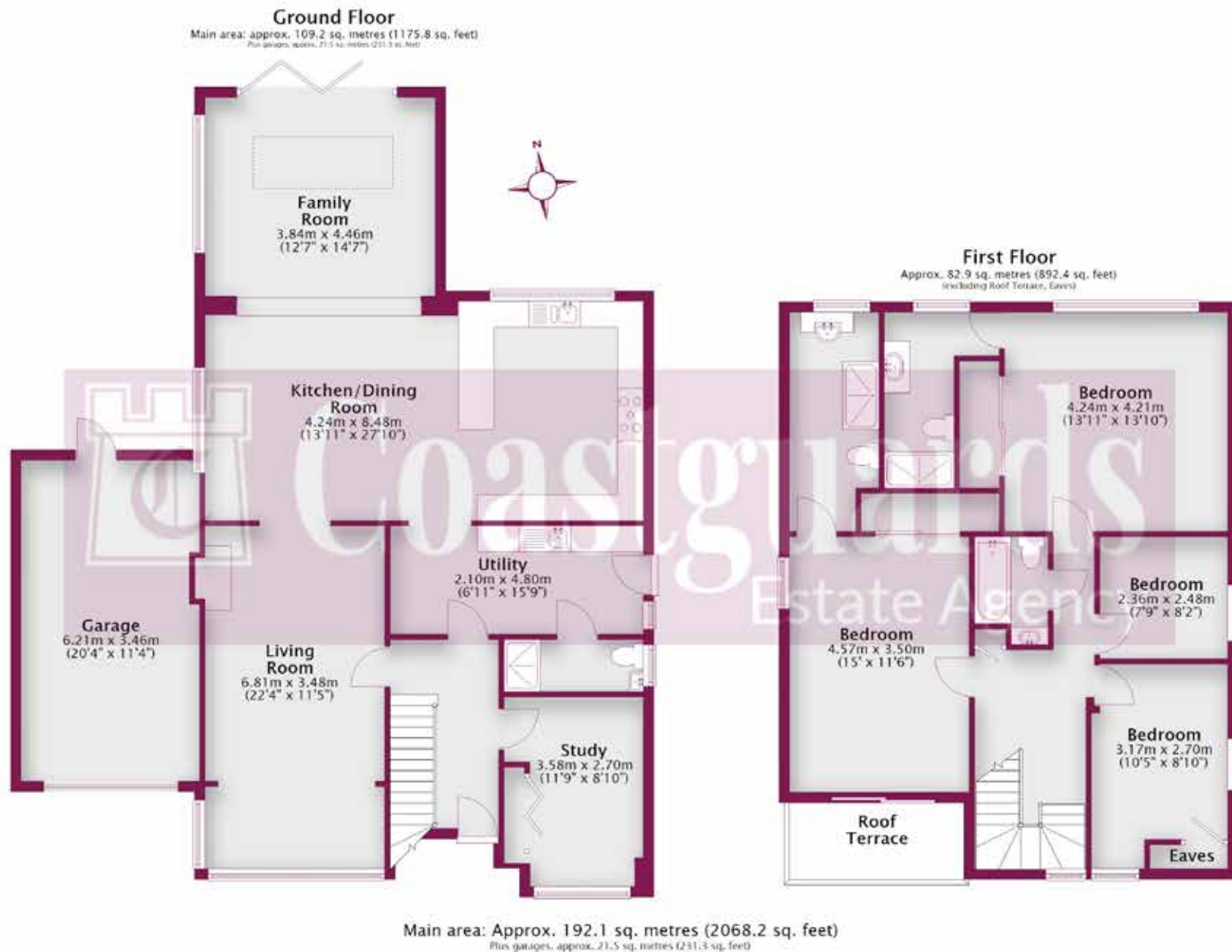


Externally, the property sits behind shaped shrubs providing screening at the front with a gravel frontage providing on-site parking for several cars. Paving provides a sun terrace leading to the front door and wraps around to the side to the attached oversize single garage which has power, light, an electrically operated up and over door at the front and personal door to the rear, which leads out under a useful covered area behind the garage to the superb, feature, rear garden, which boasts incredibly well stocked beds and borders, a covered pergola, sun terrace, central lawn with trellis and planting dividing the garden into two sections, with the rear providing further area of lawn, a timber studio/summer house with power and light, greenhouse with power, useful enclosed storage area and additional good size timber storage shed. To the side of the property there is a preparation area with feature Butler style sink unit with hot and cold taps and a wide pathway to the front with gate leading out to the forecourt.

**Current EPC Rating: D (68) Private Estate Contribution: £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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