



















## AT A GLANCE

-  No chain
-  Substantial five double bedroom house
-  One road back from Aldwick Beach
-  Southerly facing rear garden
-  Hot tub & entertainment decked area
-  Double garage & dual entrance driveway
-  Spacious kitchen & utility room
-  Master bedroom with balcony
-  Sea views
-  Access to Aldwick Bay private beach



## ABOUT THE PROPERTY

\*\*\*Guide Price £1,500,000-£1,600,000\*\*\*

Situated on the prestigious Aldwick Bay Estate and located one road back from the private Aldwick Bay Beach is this substantial five double bedroom house with southerly facing garden.

The has been vast improvements throughout this stunning home, walking into a spacious storm porch that leads into a spacious entrance hall. A triple aspect living room that stretches over 30ft has a large doors opening up to the garden. A feature recess fire pit is a great addition and bespoke bi-folding doors lead into the kitchen/dining room.

The double aspect kitchen/dining is a lovely size, once again stretching over 30ft. The kitchen allows plenty of space to prepare and enjoy. Integrated double oven, large fridge and five grill hob. A pleasant dining area overlooks the garden through French doors. To the front is a handy utility room and access into the double garage.

The ground floor has a double bedroom, sitting room overlooking the garden which could also be used as a bedroom and large shower room with storage cupboard.





## ABOUT THE PROPERTY

Leading upstairs, the master bedroom is a grand triple aspect room with sea views. This includes a balcony perfect for a early tea or evening drink, fantastic walk-in wardrobe, bespoke cupboard space and a modern en-suite. A further two double bedrooms overlooking the garden with sea views, a family bathroom and large standing height eaves cupboard.

A private southerly facing rear garden is the perfect place to enjoy and entertain. With a large patio area stretching across the whole property. A private hot tub area that can be enjoyed all year round, good sized lawn area and to the side raised flower/vegetable beds. At the bottom of the garden is a fantastic sun decking and alfresco dining area. There is a large storage shed and gated access to the rear leading to a private access beach path, ideally for a boat, paddleboards or kayaks.

The front has a sweeping in and out driveway for several cars, double garage with an electric door and a mature garden for privacy.

A perfect house to enjoy with privacy or entertaining, the current owners enjoy the short walk to the beach where they have seen dolphins while paddleboarding in the turquoise waters and coming back to the hot tub and decked area to relax.

Please call Joe at NEXA to arrange your highly recommended private viewing.

















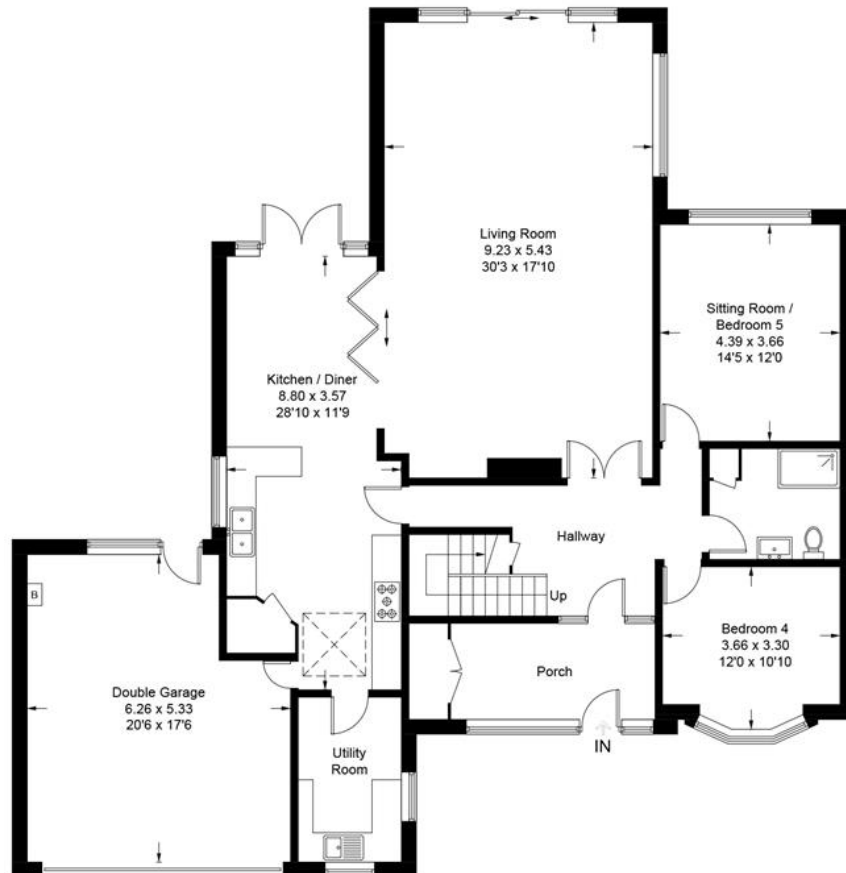
# 32 The Fairway, Aldwick, PO21 4HD

Approximate Gross Internal Area = 269.7 sq m / 2903 sq ft

(Excluding Eaves Storage)

Garage = 12.6 sq m / 136 sq ft

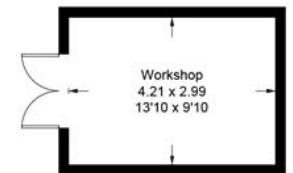
Total = 282.3 sq m / 3039 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

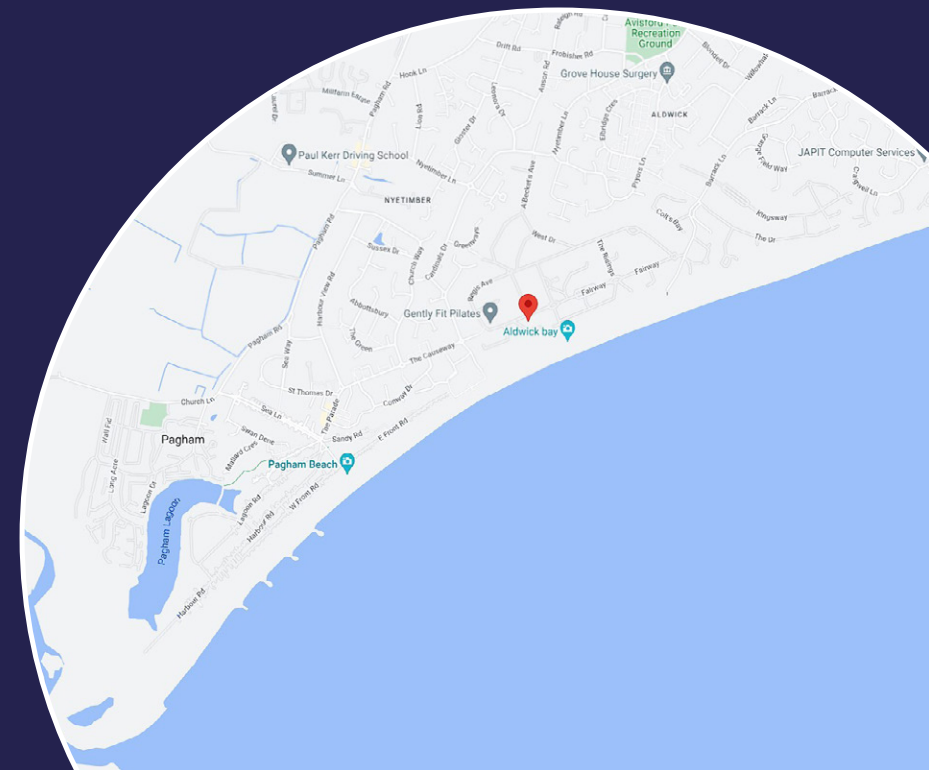
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID977836)



## LOCATION

The Aldwick Bay private estate was originally created in the late 1920s and has evolved throughout the years to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the Aldwick Bay Estate has become one of the most sought after areas to reside in along this coastal stretch.

Direct train links to London Victoria, Brighton & Southampton from Chichester & Bognor Regis Train Station both within a 10 minute drive.





## THE AGENT

Joe Feast  
Client Director - Sales & Lettings

Joe has been in estate agency since 2012 and has loved working in the property industry since day one. Starting as a Junior Negotiator within the first year he was promoted to Senior Negotiator and became Head Valuer of the two local Bognor Regis offices and moved on to become Branch Manager making a very successful office. Joe is a very motivated individual that thrives to give the best customer service, it is always a delight for him to give someone the keys to their new home. Outside of work Joe loves to see the world and experience new adventures. Joe is a very active person who really enjoys sports and family are a very important part of his life.

✉ [joe@nexaproperties.com](mailto:joe@nexaproperties.com)

📞 07717 719606



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.





# NEXA

## PROPERTIES



023 9229 5046 | [hello@nexaproperties.com](mailto:hello@nexaproperties.com) | [www.nexaproperties.com](http://www.nexaproperties.com)

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

