

Jasmine Cottage, 128 Manor Way

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

Price £875,000

Freehold

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GR875 - 08/26

Features

- **Older Style Detached Two Storey Residence**
- **Idyllic Private Estate Setting Close To Beach**
- **Generous Corner Plot Position**
- **3 Double Bedrooms (En-Suite Bathroom To Principal Bedroom)**
- **Retaining A Wealth of Characteristic Features**
- **On-Site Parking & Oversize Garage**
- **NO ONWARD CHAIN**
- **1,839.4 Sq Ft / 170.9 Sq M (Plus Garage)**



Occupying an established corner plot position right in the heart of the highly sought after Aldwick Bay private estate, within a few hundred metres level walk to the beach, this truly delightful detached 1930's two storey home is offered for sale with no onward chain.

The bright and airy accommodation comprises: entrance lobby, ground floor cloakroom/wc, central dining room, living room open plan to a snug style home office/study, versatile rear sun room, kitchen, separate utility room, first floor landing, principal double bedroom with en-suite bathroom, two additional bedrooms, bathroom and separate wc.



The property also offers majority double glazing and a gas heating system via radiators, while at the same time retaining the wonderful characteristics from its origins, including exposed wood flooring throughout the majority of the ground floor, a superb open fireplace in the living room, original pantry in the kitchen and internal doors with original latches.

Externally, there is on-site parking, an oversize attached garage and well tended wrap around gardens with the rear garden being walled and fenced for privacy.

A covered storm porch with courtesy light protects the original hard wood, oversize front door, which opens into an entrance lobby with tiled flooring and under-stair storage cupboard housing the meters and electric consumer unit. A glazed casement style door leads into the dining room, while an original internal door leads from the lobby to the ground floor cloakroom which has a close coupled wc, wall mounted wash basin, tiled flooring and an obscure double glazed window to the front.

The dining room has original exposed wood flooring, a double glazed window to the rear and an easy-rise carpeted staircase to the first floor, with a natural light obscure double glazed window to the front over the lower half landing. Inner casement doors lead from the dining room to the adjoining living room, while an original internal door leads from the dining room to the adjacent kitchen, which boasts a range of base, drawer and wall mounted units with roll edge work surfaces, an inset 1 1/2 bowl single drainer sink unit, tiled splash backs, integrated 4 burner gas hob with concealed hood over, integrated oven, microwave, dishwasher and fridge/freezer, along with tiled flooring, a double glazed window to the rear and an original built-in shelved pantry cupboard with light and obscure double glazed window to the front, with an additional adjacent built-in full height store cupboard, also with an obscure double glazed window to the front.

A glazed door leads from the kitchen to the side into a useful covered passageway, which has tiled flooring, a feature arch original door to the front and a double glazed door to the rear, which provides access into the rear garden. A further door to the side from the covered passageway, leads into the adjoining utility room, which has tiled flooring, a second sink unit, space and plumbing for a washing machine, dryer and additional appliances, a Worcester gas boiler and two windows to the rear.

The sitting room has exposed original wood flooring, a double glazed window to the front, two original arched narrow windows to the side, exposed beams and a superb feature open fireplace on a raised hearth. A large open plan archway leads to the rear into the open plan snug/study/home office area, with exposed wood flooring, a double glazed window to the side/rear, a feature original obscure arch window to the front/side, fitted shelving and additional deep arched obscure window to the other side. Full width glazed doors with matching end glazed panels lead to the rear into an adjoining, highly versatile sun room, which has double glazed windows to both sides, a high ceiling and double glazed French doors with flank panelling to the rear, providing access into the rear garden.

The first floor landing has a double glazed window to the front over the stairs, feature original hardwood handrail with solid balustrade and an access hatch to the loft space. Original doors lead from the landing to the three double bedrooms, bathroom and separate wc.

The principal bedroom suite boasts a generous bedroom area with built-in wardrobes, built-in shelved eaves cupboard with sliding doors and a double glazed sliding patio door to the rear, along with a door to the adjoining large en-suite bathroom, which provides a bath with electric shower over and fitted shower screen, wash basin inset into surround with storage under, close coupled wc, bidet, tiled walls, an obscure double glazed window to the front, heated towel rail and useful built-in linen/airing cupboard.

Bedroom 2 has a double glazed window to the rear and floor to ceiling fitted triple wardrobe.

Bedroom 3 has a double glazed window to the rear, double wardrobe and original built-in shelved storage cupboard.

The bathroom has an obscure double glazed window to the side, bath with electric shower over, large shaped pedestal wash basin, heated towel rail, tiled walls with a feature original art deco mirror fronted medicine storage cupboard. In addition, there is a separate wc, with fitted storage unit and an obscure double glazed window to the front.

Externally, the property occupies a generous corner plot position, with an established lawned frontage with an array of trees and shrubs. A gravel driveway provides on-site parking along, with a further hard stand. The oversize attached garage has an electrically operated up and over door at the front. A circular window and personal door to the side, additional window to the side, along with power and light.

To the rear of the property there is a delightful fully enclosed garden being walled to the side and rear, boasting a generous lawn, sun terrace and established trees and shrubs.

Current EPC Rating - E (53)

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

Council Tax - Band G £4,030.63 p.a. (Arun District Council / Aldwick 2026 - 2027)













Ground Floor

Main area: approx. 104.1 sq. metres (1120.9 sq. feet)

Plus garages, approx. 26.4 sq. metres (284.0 sq. feet)



Main area: Approx. 170.9 sq. metres (1839.4 sq. feet)

Plus garages, approx. 26.4 sq. metres (284.0 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.









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