

2 Priory Close

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

Price £650,000

Freehold

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MA650 - 11/26

Features

- **Detached Single Storey Residence**
- **Generous Corner Plot Position within Private Estate**
- **Well Proportioned Accommodation**
- **Two Driveways & Garage**
- **NO ONWARD CHAIN**
- **1,759.6 Sq Ft / 163.5 Sq M (plus garage)**

Occupying a corner plot position within the highly sought after Aldwick Bay private marine estate, this incredibly deceptive detached single storey residence offers superbly proportioned accommodation with a large open plan living/dining room, kitchen/breakfast room, three bedrooms, cloakroom, bath/shower room and additional shower room. The beach/seafront can be found within a few hundred metres.

The property also offers double glazing, a gas heating system via radiators, two driveways, an open plan wrap around frontage and fully enclosed garden housing a detached garage.

The Aldwick Bay private estate was created in the late 1920s 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 estate has become one of the most desirable areas to reside along this coastal stretch.

A block paved driveway leads to the front door which opens into a generous entrance hall with two windows to the front, built-in cloaks cupboard, additional built-in airing cupboard housing the lagged hot water cylinder and an access hatch to the main loft space. Double casement doors lead from the hallway to the living/dining room, while further doors lead to the kitchen, bedrooms 1 & 2, the main bath/shower room and cloakroom which has a feature high level wc, wash basin and window to the side.

The kitchen boasts a comprehensive range of fitted units complemented with tiled work surfaces, hob with hood over, integrated eye level double oven, integrated fridge/freezer, space and plumbing for a dishwasher, along with a window and stable style door to the rear. A further door from the kitchen leads into the adjoining dining area.

The living/dining room is a superbly proportioned, dual aspect room, divided by a central chimney breast creating a delightful open plan space. The living area has a feature corner window to the front and side, along with an additional window to the front, while the dining area boasts a large bow window to the side.

From the dining area a door leads to the rear into a versatile dual aspect additional reception/bedroom 3, which has previously been utilised as a home office, with windows to the side and rear, built-in storage cupboard, high level cupboard housing the modern electric consumer unit and meter, an access hatch with fitted ladder to an additional roof space, which houses the gas boiler. A door leads into an adjoining en-suite shower room with feature corner walk-in jet style shower cubicle, wc, wash basin and high level window to the side.











Bedroom 1 has a large window to the side providing a pleasant outlook into the enclosed garden, along with fitted wardrobes to one wall. Bedroom 2 has a window to the front, fitted wardrobes and a deep built-in double storage cupboard which could potentially be incorporated into the cloakroom/wc to create an en-suite facility.

Positioned between Bedrooms 1 & 2 is a generous bath/shower room with an updated shower enclosure with fitted shower, jacuzzi style corner bath, wash basin, wc and window to the side.

Externally, the wrap around open plan frontage is predominantly laid to lawn. A second driveway is accessed from Regis Avenue providing further on-site parking for 2 - 3 cars and leads to double gates which in turn provide secure parking at the rear of the property and lead to a detached garage situated within the enclosed main side garden, which has a lawn and entertaining/sitting areas. There is also an integral outside double fronted utility cupboard with space and plumbing for a washing machine and space for an additional appliance.

Current EPC Rating: D (63) **Council Tax:** Band F £3,493.21 (Arun District Council/Aldwick 2026-2027) **Private Estate Contribution:** £280.00 (2026)





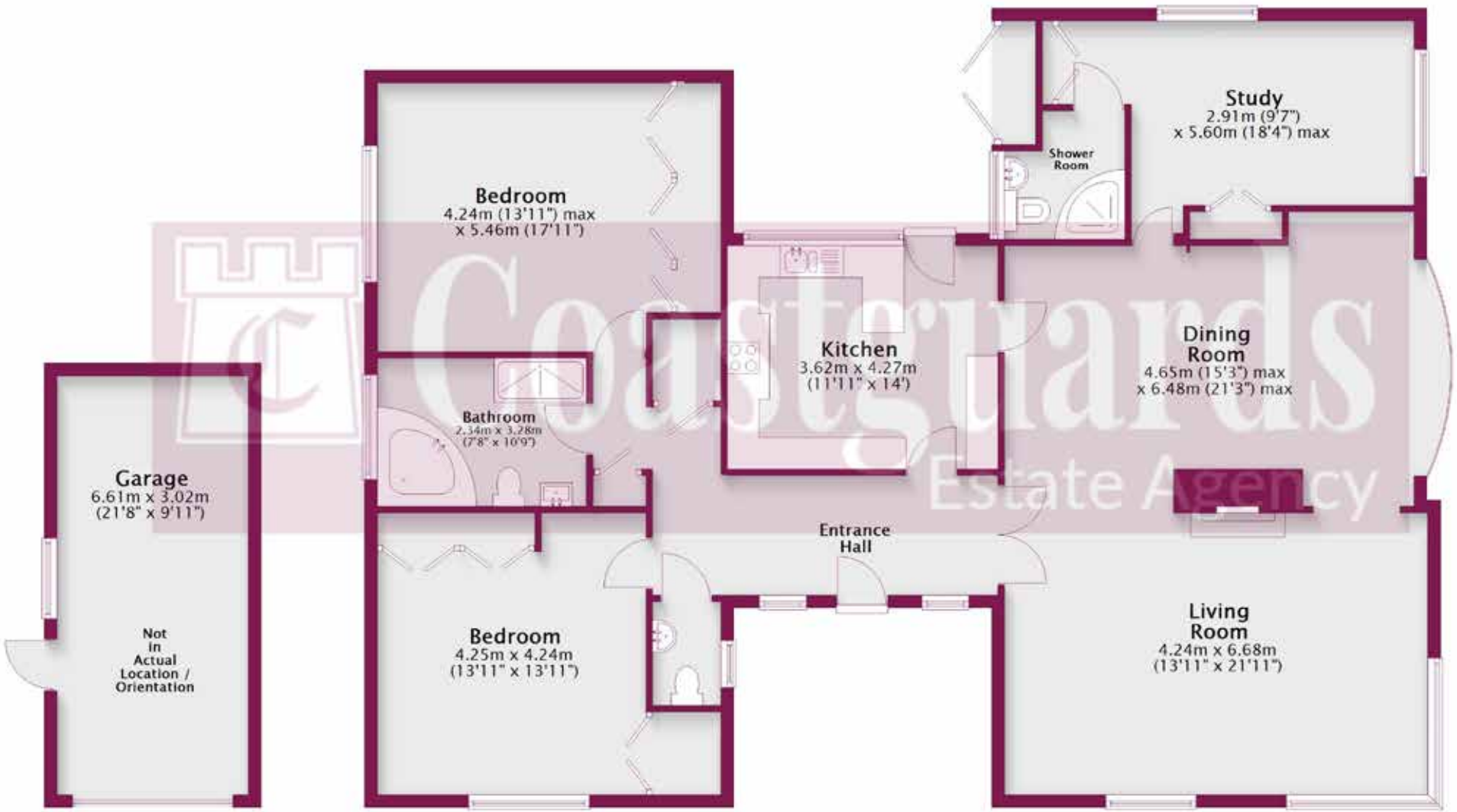




Ground Floor

Main area: approx. 163.5 sq. metres (1759.6 sq. feet)

Plus garages, approx. 20.0 sq. metres (214.9 sq. feet)



Coastguards Estate Agency

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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.





Coastguards Estate Agency

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