



11 A'Beckets Avenue

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

Guide Price £600,000

Freehold

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HO600 - 10/26

Features

- Detached Cottage Style Residence
- Favoured Private Estate Setting
- 3 Bedrooms, 2 Receptions & Conservatory
- Kitchen/Breakfast Room, Cloakroom & Bathroom (2 WCs)
- Double Glazing & Gas Heating (Radiators)
- Extensive Rear Garden, Driveway & Garage
- No Onward Chain
- 1,303.6 Sq Ft / 121.1 Sq M

Positioned within the highly sought after Aldwick Bay private marine estate, this delightful detached cottage style residence provides enormous scope and potential to improve, occupying a generous plot with an extensive enclosed rear garden and is offered for sale with no onward chain.

The characterful accommodation comprises: L-shaped entrance hall, ground floor cloakroom/wc, kitchen/breakfast, side porch, living room, separate dining room, conservatory, first floor landing, three bedrooms and first floor bathroom.

The property also offers double glazing, a gas heating system via radiators, on-site parking, a detached pitched roof garage and a generous enclosed rear garden.

The front door opens into a welcoming L-shaped entrance hall with natural light window to the side, picture rail surround, an easy-rise staircase to the first floor with window to the front and useful under-stair storage cupboard housing the meters and consumer unit. Doors from the hallway lead to the kitchen/breakfast room, living room, dining room and ground floor cloakroom, which has a close coupled wc, wash basin with storage under and window to the side.

The kitchen/breakfast room has two windows to the front, two windows to the side and boasts fitted units and work surfaces, with a 2 1/2 bowl sink unit, tiled splash-back surround, space for a cooker, space and plumbing for a washing machine and slimline dishwasher, along with space for a table and chairs and free-standing fridge/freezer. A door to the side leads through into an adjoining double glazed side/porch which provides access front and rear via double glazed doors.

The living room has a feature brick fireplace, picture rail surround, window to the rear and feature bay to the rear with double glazed French doors providing access into the rear garden.

The dining room has a window to the side, feature fireplace and picture rail surround. A walkway leads to the rear into an adjoining pitched roof conservatory which has windows to the side and rear, a skylight window and door to the side.



The first floor landing has a natural light window to the front over the stairs and a large built-in storage cupboard, which houses the wall mounted gas boiler and provides access to eaves storage. Doors from the landing lead to the three bedrooms and bathroom.

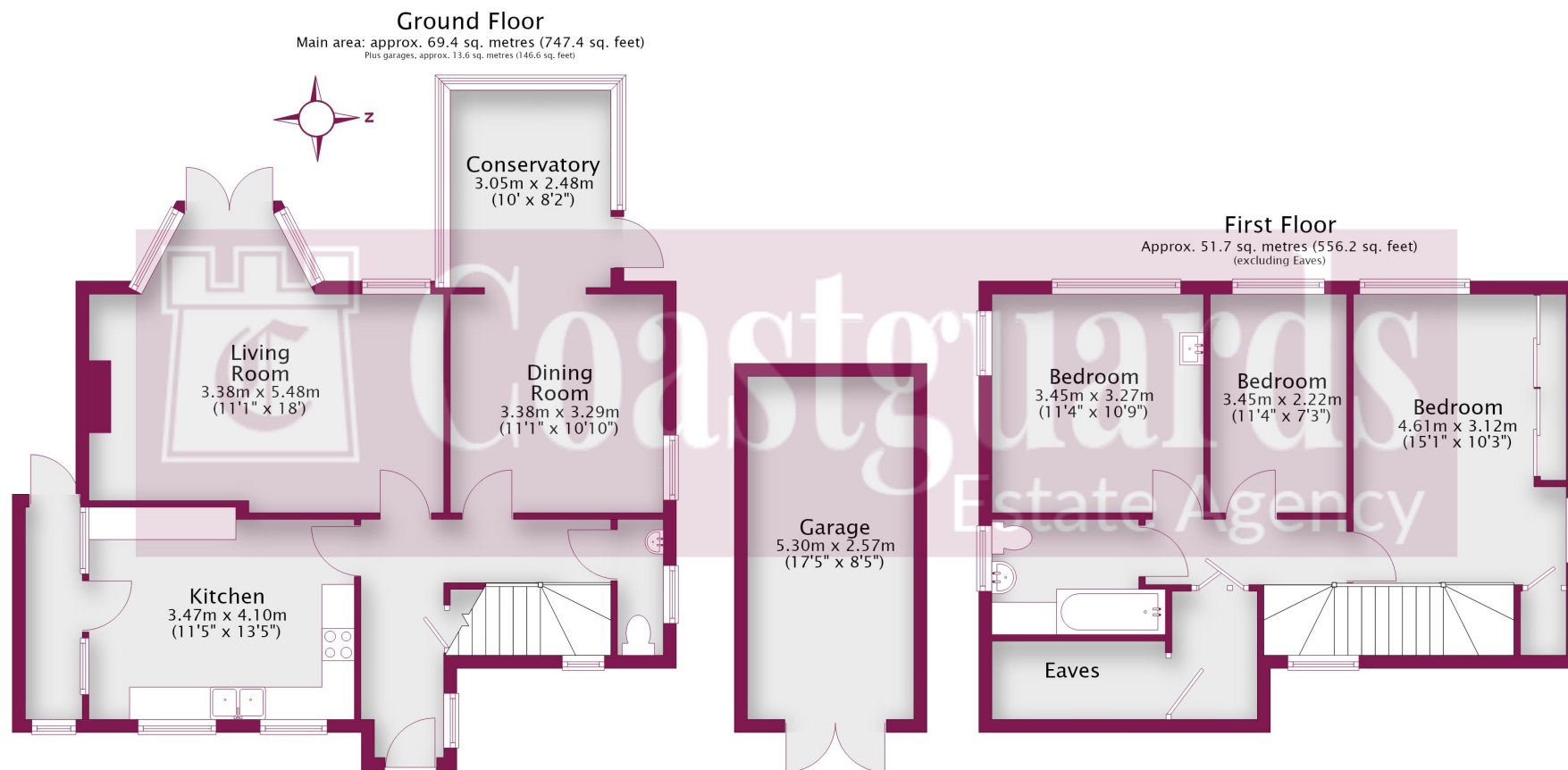
Bedroom 1 has a window to the rear and side, fitted wardrobes, picture rail surround and built-in over-stair wardrobe/storage cupboard.

Bedroom 2 also has a window to the rear and side and has a feature fireplace, picture rail surround and vanity wash basin. Positioned between bedrooms 1 and 2 is bedroom 3, which has a window to the rear and picture rail surround.

In addition, there is a first floor bathroom with a white suite of bath with shower over, pedestal wash basin, close coupled wc, tiled walls, window to the side and access hatch to the loft space.

Externally, the property offers a generous established frontage with a gravel driveway providing on-site parking in front of the detached pitched roof garage. To the rear of the property there is a large garden, predominantly laid to lawn with mature trees providing screening to the rear, three timber storage sheds and a good size terrace.





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.

Current EPC Rating: D (64) Annual Estate Fee: £280.00 p.a. (2026 - 2027)

Council Tax: Band F £3,493.21 p.a. (Arun District Council / Aldwick 2026 - 2027)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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