

The White House

17 Aldwick Avenue, Aldwick



A beautiful beachside house with five bedrooms and light, airy accommodation, in a sought-after location

A coastal detached house with over 4,000 sq ft of light, airy and flexible accommodation with delightful south-facing garden, with direct access to Aldwick Beach and affording stunning views out to sea.



**4/5
RECEPTION
ROOMS**



5 BEDROOMS



**4 BATH/
SHOWER
ROOMS**



**GARAGE AND
OFF ROAD
PARKING**



**ROOF
TERRACE AND
GARDENS**



FREEHOLD



COASTAL



4,190 SQ FT



**GUIDE PRICE
£1,400,000**



The property

The White House is a splendid detached family home that offers spacious accommodation in a flexible layout, with airy reception rooms and some attractive character features. At the entrance to the property there is a light lobby with a glass roof, which leads to a welcoming entrance hall with timber beams to the walls and ceiling. The four reception rooms are all located towards the rear, taking advantage of the sunny south-facing aspect and the spectacular sea views. There is a 26ft sitting room with wooden flooring and a handsome feature fireplace, with dual archway openings connecting to the family area, with full-height windows and glass doors opening onto the garden. There is also a formal dining room with wood panelled walls, exposed beams and a grand corner fireplace, as well as French doors to the sunny conservatory, which in turn opens to the patio area. Also on the ground floor, are the kitchen breakfast room and dining area which are located towards the front of the property. The kitchen features wooden fitted units, a breakfast bar, a dining area with built-in banquette seating and space for all the necessary

appliances. Upstairs there are five double bedrooms, including the principal bedroom, which has an en suite shower room, a washbasin and French doors opening onto the large roof terrace affording stunning sea views. Two additional bedrooms also provide access to the roof terrace, one with a Jack and Jill entrance to a family bathroom. There is one further family bathroom on the first floor, plus a useful shower room on the ground level. There is also a large attic space suitable for conversion, subject to planning consent.

Outside

At the front of the property, a five-bar wooden gate opens onto the driveway, providing parking and access to the integrated garage. The front garden has an area of patio with a central ornamental pond and colourful borders with various flowering perennials and exotic palms. The generous rear garden enjoys a south-facing aspect with direct beach access and magnificent coastal views. The garden studio/boat house is situated right next to the beach and is ideal for sheltered relaxation.









Location

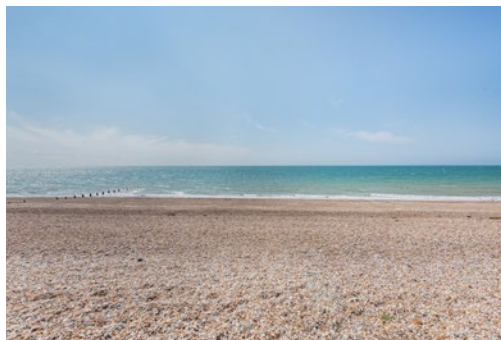
The property enjoys a secluded setting within a private road, close to the every-day amenities provided in Aldwick. It is in the ideal spot for sea-swimming, water sports and for walkers, who can stroll along miles of the shoreside towards Pagham in a westerly direction and Felpham to the east.

Close by, Rose Green village offers local amenities including a library and doctors' surgery. Rose Green Infants and Junior Schools are easily accessible.

Nearby, Pagham Nature Reserve offers a stunning walk to Sidlesham village, renowned for the Crab & Lobster bar and restaurant. This also provides accommodation which is featured by the Mr & Mrs Smith travel club.

The Cathedral City of Chichester offers a more comprehensive range of shopping, leisure and cultural facilities, including the renowned Festival Theatre and Pallant House Gallery. Goodwood to the north provides motor and horse-racing enthusiasts with an events calendar, and the South Downs National Park offers miles of walking, cycling and bridleway routes through stunning countryside.

The area is well connected by road, with the A259 providing access towards Chichester, and the A27 providing routes towards Brighton in one direction, and the A3(M) and Portsmouth in the other direction. The local mainline railway station provides services to London Victoria (from 1hr 49 mins).



Distances

- Rose Green 1.8 miles
- Pagham 2.6 miles
- Chichester 6.2 miles
- Portsmouth 22.6 miles
- Gatwick Airport 47.4 miles
-

Nearby Stations

- Bognor Regis
- Chichester

Key Locations

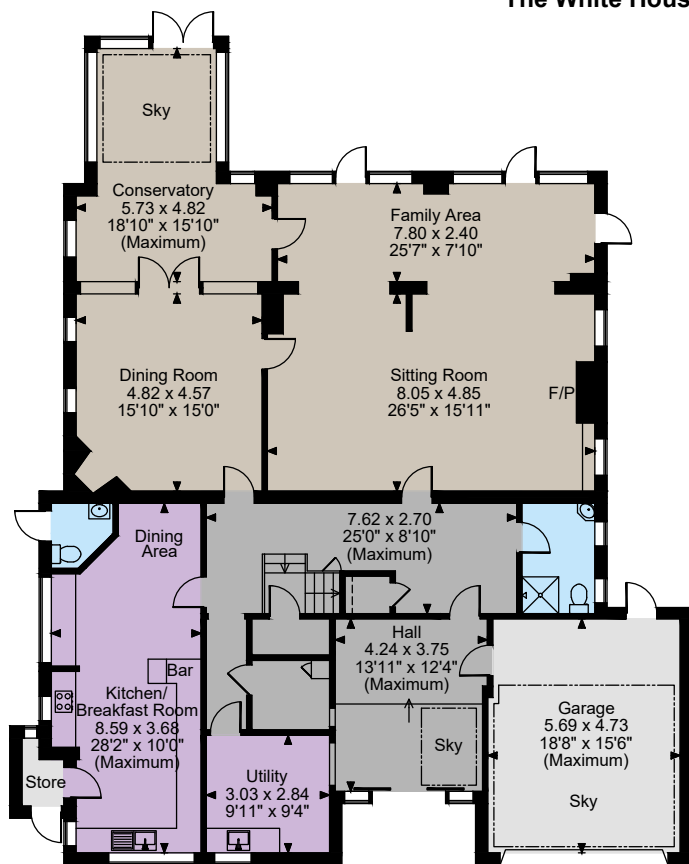
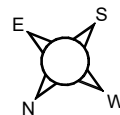
- Pagham Nature Reserve
- Chichester Cathedral & Festival Theatre
- The Goodwood Estate
- South Downs National Park

Nearby Schools

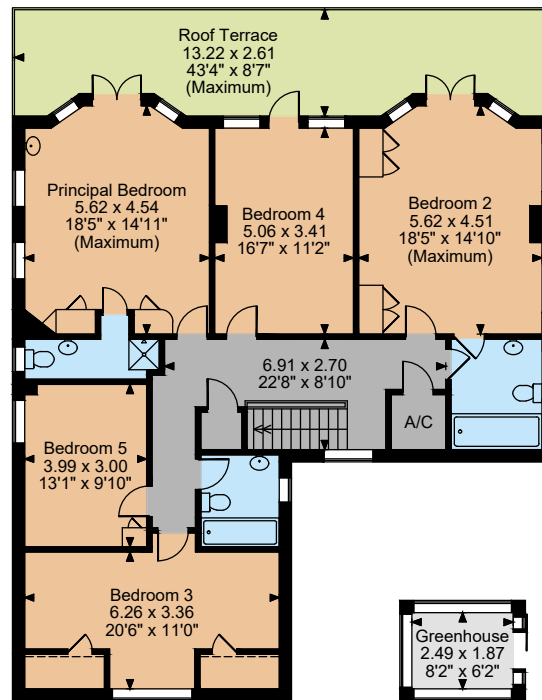
- Rose Green Infant & Junior Schools
- Westbourne House School
- Prebendal School
- Portsmouth Grammar School



The White House, Aldwick Avenue, Aldwick



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main house internal area 3,646 sq ft (339 sq m)

Garage internal area 290 sq ft (27 sq m)

Outbuilding internal area 254 sq ft (24 sq m)

Balcony external area 340 sq ft (32 sq m)

Total area 4,190 sq ft (389 sq m)

For identification purposes only.

Directions

PO21 3AQ

what3words: ///liver.brain.punchy

General

Local Authority: Arun District Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Tenure: Freehold

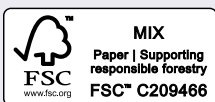
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