

13 Arun Way  
Aldwick, West Sussex



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& Parker

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4,410 sq ft (410 sq m) | Freehold  
Beachfront location  
Prestigious private estate  
5 reception rooms | 4 double bedrooms  
Double garage, outbuilding and separate boat store  
Guide price £1,775,000



## An exceptional beachfront residence occupying a prime coastal position, with extensive accommodation, direct beach access and panoramic views across the English Channel

13 Arun Way is an impressive detached residence occupying an outstanding frontline position with direct access to the beach. Extending to more than 4,400 sq ft, the property provides generous and versatile accommodation, thoughtfully arranged to make the most of its exceptional coastal setting, with light-filled interiors and expansive reception spaces.

The ground floor is centred around a welcoming reception hall, from which the principal living areas are accessed. These include an elegant sitting room with a feature bay window, a formal dining room opening into a substantial conservatory, and an impressive family room with a marble fireplace and French doors opening onto the gardens. The spacious kitchen and breakfast room provides an excellent space for everyday living, complemented by a separate study and a generous utility room.

The first floor has been designed to maximise the far-reaching sea views. The principal bedroom, with its spacious en suite bathroom, and the second bedroom both open onto an impressive 25 ft balcony overlooking the English Channel. Two further double bedrooms and a well-appointed family bathroom complete the accommodation.

The property is approached through electrically operated gates, opening onto a spacious driveway providing parking for several vehicles and framed by mature palm trees and established planting. To the rear, the generous lawned garden is bordered by mature shrubs and well-stocked flowerbeds, extending to the beach wall and providing direct access to the shoreline. Additional outbuildings include a detached double garage, a separate workshop and a substantial boathouse, offering excellent storage and flexibility for a variety of uses.





**Location**

Arun Way is situated within the highly-favoured Aldwick Bay Estate, a prestigious, private, gated community and offers privacy, seclusion and direct access to the beach. This is an idyllic spot for lovers of water sports and for sea-swimmers, whilst walkers can enjoy miles of shore-side rambles towards Pagham and Selsey in one direction and Felpham and Elmer in the other.

Aldwick village has a range of amenities to cater for day-to-day needs and the cathedral city of Chichester offers a broad range of amenities including the renowned Festival Theatre and Pallant House Gallery.

Leisure pursuits include walking and riding in the nearby South Downs National Park and sailing may be enjoyed from the many sailing centres around Chichester Harbour. Goodwood Estate hosts horse racing and motoring events including the Festival of Speed.

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).

Primary schooling is provided at Rose Green Infant School and well-regarded schooling in the vicinity includes Westbourne House, Prebendal School and Portsmouth Grammar School.

**General**

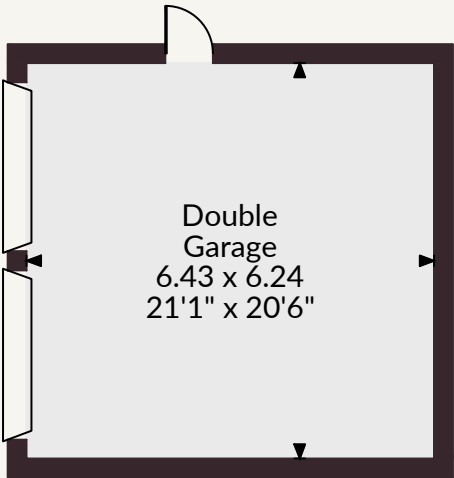
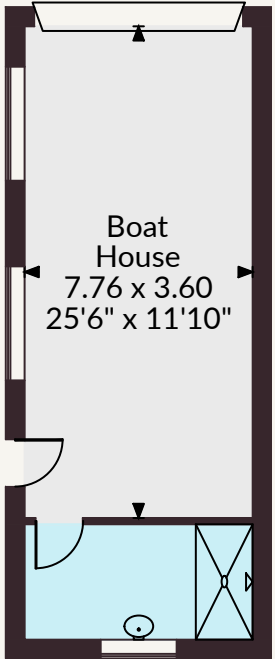
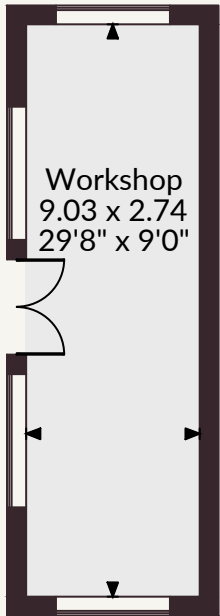
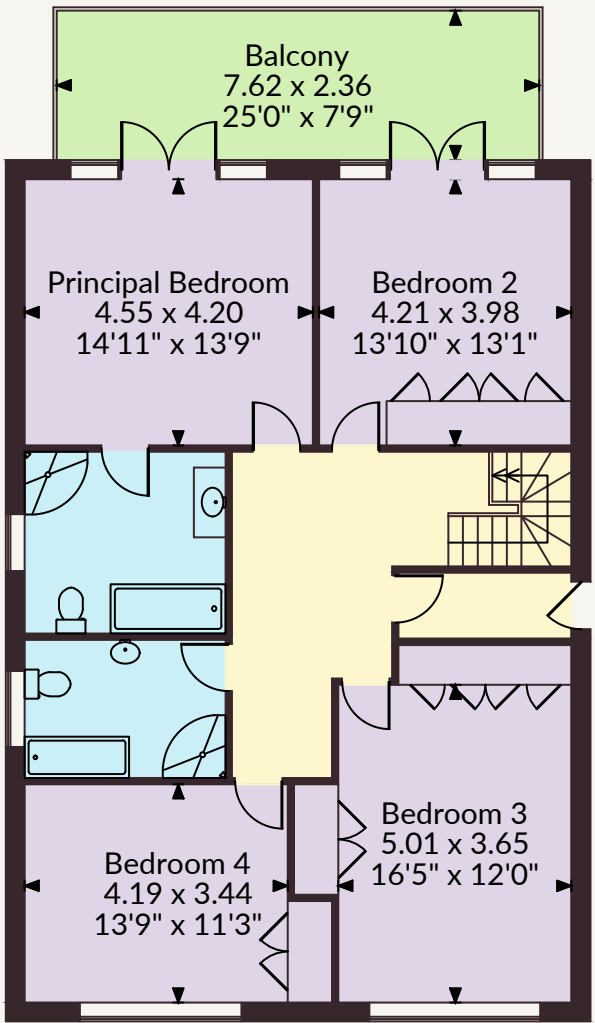
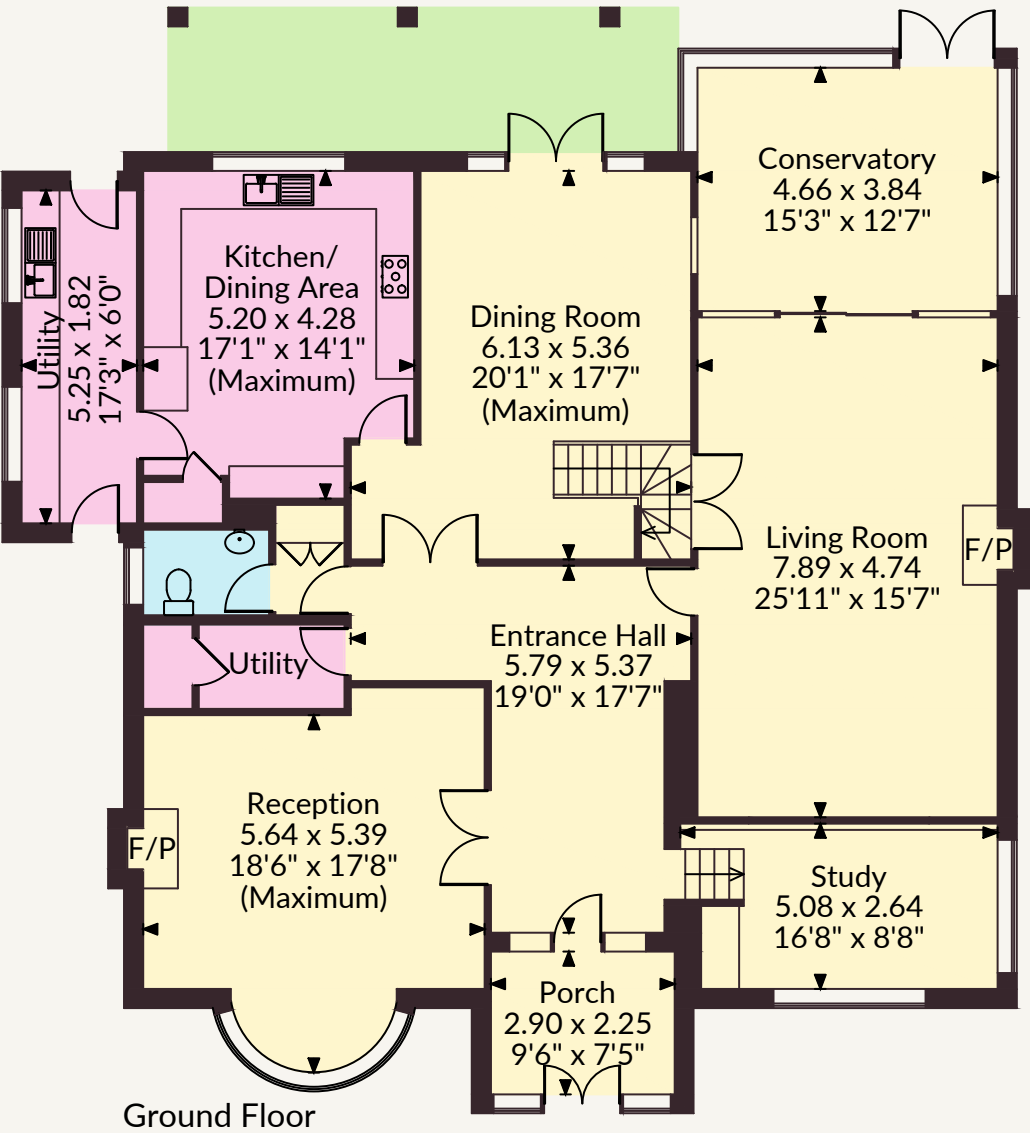
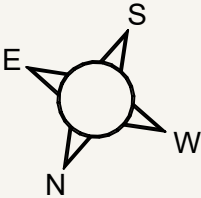
Local Authority: Arun District Council  
Services: Mains gas, electricity, water and drainage  
Council Tax: Band G  
EPC Rating: D  
Tenure: Freehold

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

**Agents note:**  
Aldwick Bay estate charge c. £585 p.a.



Arun Way, Bognor Regis  
Main House internal area 3,337 sq ft (310 sq m)  
Garage internal area 432 sq ft (40 sq m)  
Outbuilding internal area 641 sq ft (60 sq m)  
Balcony external area = 194 sq ft (18 sq m)  
Total internal area 4,410 sq ft (410 sq m)



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