



74 Barrack Lane
Aldwick, West Sussex










**STRUTT
& PARKER**

BNP PARIBAS GROUP



A substantial detached family home with extensive gardens, and annexe in sought after coastal village location

An impressive detached family home with attractive, flexible accommodation, set in a highly desirable position in Aldwick, within easy reach of the beach and village shops. The property has a well-presented, spacious main house as well as a self-contained annexe, which is ideal for guests or lodgers.

	5 RECEPTION ROOMS		7 BEDROOMS		5 BATHROOMS
	TRIPLE GARAGE		0.66 ACRE		FREEHOLD
	SELF-CONTAINED ANNEXE		4,150 SQ FT		GUIDE PRICE £1,400,000



The property

74 Barrack Lane features handsome white rendered elevations and a double-fronted façade with large southeast-facing bay windows to both the ground and first floors.

Either side of the welcoming reception hall lie light and airy reception rooms — the drawing room and the sitting room — both generously proportioned and enhanced by large bay windows and with parquet flooring in the sitting room. Both rooms have fireplaces fitted with log burners, while the drawing room has built-in shelving and the sitting room has a door leading to the south-facing sun room, which in turn opens onto the garden. Towards the rear there is a formal dining room, also with parquet flooring and sliding glass doors opening to the garden, while the kitchen is also located across the back of the ground level. It includes fitted units to base and wall level, a breakfast bar and integrated appliances, as well as space for a breakfast table. The adjoining utility room offers further space for appliances and home storage.

The first floor landing leads to four generous and well-presented double bedrooms, including the principal bedroom with built-in wardrobes, dressing room and en suite bathroom. The three additional first floor bedrooms all benefit from fitted storage, there is also a family bathroom and a WC on this level. The second floor offers a further two comfortable double bedrooms with eaves storage, and a shower room.

The self-contained annexe connects to the main house via the principal bedroom’s dressing room, but also has its own private entrance. It includes a fully equipped kitchen, and a large, open-plan sitting area and bedroom, as well as a bathroom.









Outside

At the front of the property, the gravel driveway provides plenty of parking space and access to the triple garage, which provides further parking or extensive storage and workshop space, and above which the annexe is located. There are gardens to the front with an area of lawn and borders of established hedgerows and mature trees, while the lawns continue to the side and rear of the house, providing extensive space in which to relax. There is a large patio area across the back of the house, while the annexe has its own balcony overlooking the rear gardens. At the rear, the garden is enclosed by high timber fencing, and bordered by mature trees for a sense of peace and privacy.

Location

The property is located in Aldwick village just yards from the beach and within easy reach of local shops at Aldwick Road and further shops at Rose Green as well as a doctors surgery, library and community centre. Scenic and peaceful Pagham Nature RSPB Reserve is close by and is an important wetland site for wildlife.

Regular rail services to London and the coast are available at Chichester and Bognor Regis and road-users are within easy reach of the A27 and for links to the A3 and the A24. The Cathedral City of Chichester offers a 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. Well-regarded schooling in both the state and independent sectors are available.



Distances

- Rose Green 0.8 miles
- Chichester 6.0 miles
- Arundel 11.0 miles
- Selsey 11.2 miles

Nearby Stations

- Bognor Regis
- Chichester

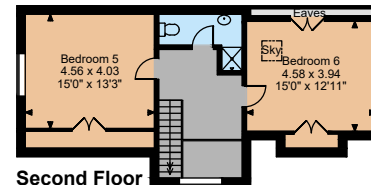
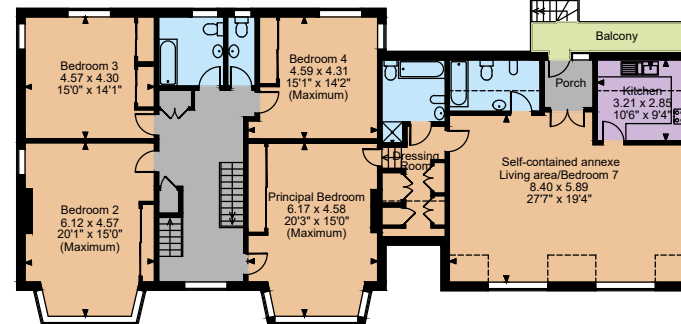
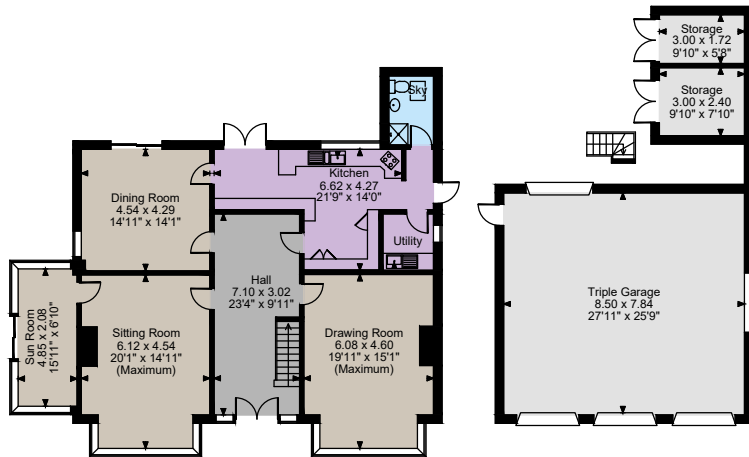
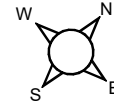
Key Locations

- Aldwick Bay & Beach
- Pagham Beach
- Pagham Harbour Walk
- RSPB Pagham Harbour LNR
- Chichester Cathedral
- Chichester Festival Theatre
- Pallant House Gallery
- The Goodwood Estate

Nearby Schools

- Rose Green Infant School
- Rose Green Junior School
- Westbourne House School
- The Prebendal School
- Portsmouth Grammar School
- Lancing College





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 4,150 sq ft (386 sq m)

Garage internal area 717 sq ft (67 sq m)

Outbuilding internal area 138 sq ft (13 sq m)

Total internal area 5,005 sq ft (465 sq m)

For identification purposes only.

Directions

PO21 4DE

what3words: ///remainder.reform.splits - brings you to the driveway

General

Local Authority: Arun District Council

Services: Mains electricity, gas, water & drainage

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

Council Tax:

Main House: Band G

Annexe: Band A

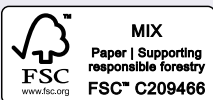
EPC Rating: D

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
struttandparker.com



@struttandparker

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