

An aerial photograph showing a coastal estate. On the left is a wide, sandy beach with gentle waves lapping at the shore. To the right of the beach is a large, green golf course. Further inland, a dense residential area with many houses and trees is visible. The overall scene is a mix of natural coastal features and developed land.

Foreshore

Foreshore, 3 Bay Walk, Aldwick Bay Estate, Aldwick, West Sussex



Waterside

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A magnificent detached period house and cottage, set in a stunning beachside position with views out to sea

A handsome period house with splendid original details and potential for modernisation, set in a highly sought-after position on the private Aldwick Bay Estate. The property features a spacious main house and a self-contained cottage annexe, while outside there is a generous south-facing garden that backs directly onto the expansive Aldwick Beach.



4/5 RECEPTION ROOMS



4/5 BEDROOMS



3 BATHROOMS



OUTSIDE



**GARDEN
BEACH
ACCESS**



FREEHOLD



VILLAGE



2,927 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Foreshore is an impressive detached house that offers almost 3,000 sq ft of spacious accommodation arranged across two light-filled floors. The property could benefit from some modernisation, but retains plenty of period character features, providing the potential to create a stunning family home, either as one large residence or as a main home with a useful annexe for guests or lodgers.

At the heart of the home lies the magnificent formal reception room, accessed through double doors from the entrance hall and showcasing a central cascading staircase, panelled walls, wooden flooring, an open fireplace and French doors leading to the rear garden. Adjoining the reception is the well-equipped kitchen, which has fitted wooden units to base and wall level, integrated appliances and a dining area with French doors opening to the rear terrace. Additionally, the garden room benefits from a sunny south-facing aspect, panoramic windows and dual French doors.

Upstairs, the galleried landing leads to the 27ft drawing room with adjoining sun room which enjoys elevated views across the beach and out to sea. There are four bedrooms, one of which has an en suite shower room, and also a family bathroom.

The self-contained cottage has a private entrance and exists completely separately from the main house, but could be incorporated into the primary residence if required. It includes a fully equipped kitchen and a well-proportioned reception room at the rear, benefitting from the property's south-facing aspect and views towards the beach. Upstairs is a bedroom with dressing area and a bathroom. This could be reconfigured to incorporate into the main house.







Outside

At the front of the property, gates open onto the driveway, with parking space for up to two vehicles and access to the double garage for further parking. Gated pedestrian access opens onto a central pathway which leads through the well-presented garden to the main entrance and the cottage. The garden at the front has border beds with various established shrubs and tropical palms, while at the rear, the south-facing garden extends to approximately 150ft and includes sunny patio areas across the back of the house for al fresco dining, with lawn beyond, bordered by beds with a wealth of shrubs, hedgerows and flowering perennials and with an ornamental pond at its centre. Towards the end of the garden there is an elevated secondary lawn, with a large paved terrace area beyond, as well as a boat house with a deck above, providing direct access to the beach.

Location

Foreshore occupies a prominent setting within the highly-favoured Aldwick Bay Estate, a prestigious, private, gated community and offers privacy and

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.



Distances

- Chichester 6.5 miles
- Selsey 12.0 miles
- Arundel 12.5 miles
- Brighton 31.7 miles
- Southampton Airport 53 miles
- Gatwick Airport 50.5 miles

Nearby Stations

- Chichester
- Barnham

Key Locations

- RSPB Pagham Harbour Nature Reserve
- Chichester Cathedral
- Chichester Festival Theatre
- Pallant House Gallery
- The Goodwood Estate

Nearby Schools

- Rose Green Infant School
- Rose Green Junior School
- Nye Wood Infant and Junior Schools
- The Regis School
- Felpham Community College
- Westbourne House School
- The Prebendal School
- Bishop Luffa School









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

Main House internal area 2,927 sq ft (272 sq m)

For identification purposes only.

Directions

PO21 4ET

what3words: ///cubed.slowly.compose - brings you to the driveway

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 F

Annual Estate Charge: £280.00 (2025)

Main House EPC Rating: E

Annexe EPC rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

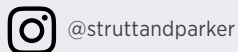
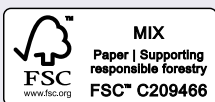
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