



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

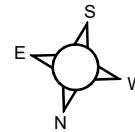
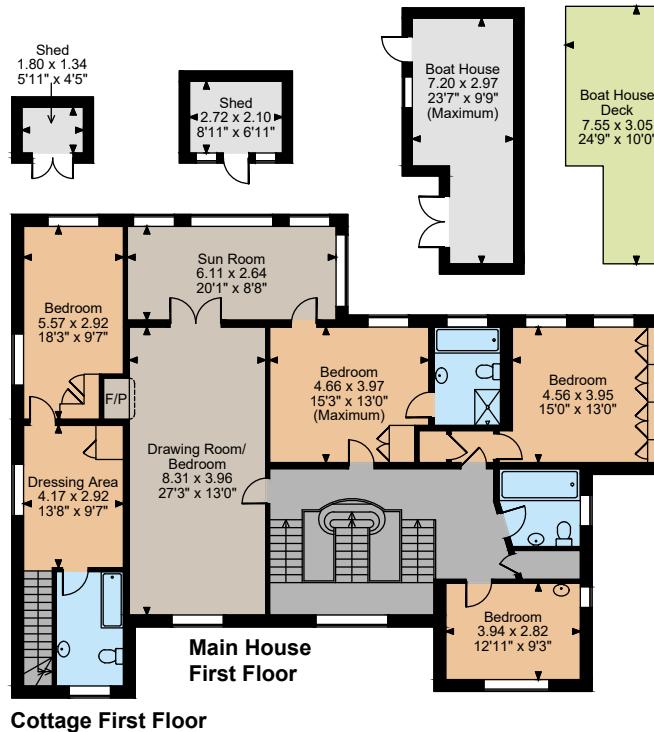
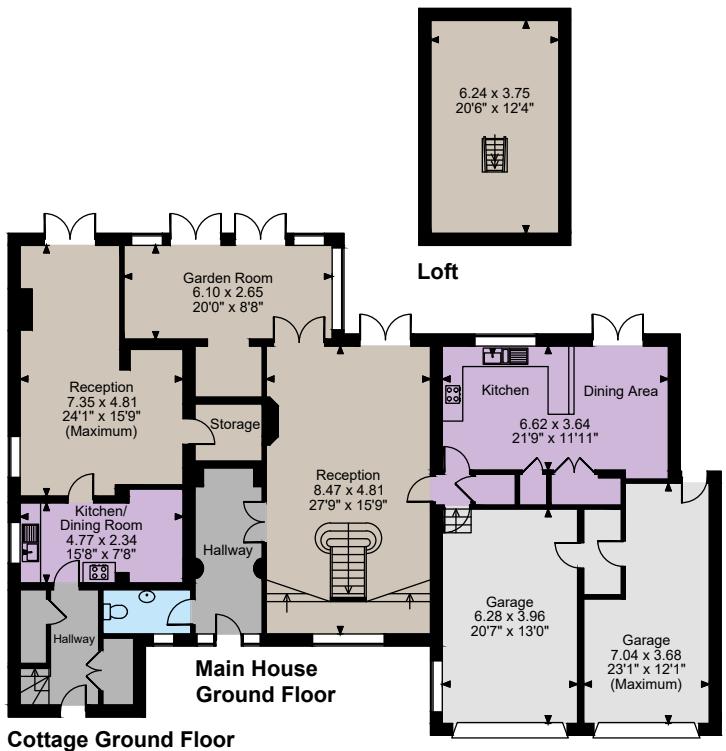
Nearby Schools

- 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









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

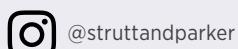
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2025. Particulars prepared December 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Chichester

31 North Street, Chichester PO19 1LY
01243 832600

chichester@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

