



Waterside

Redstack, The Close, Aldwick Bay, West Sussex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP



Redstack, The Close, Aldwick Bay, West Sussex, PO21 4EP

A fine coastal residence with charming period character, glorious gardens, immediate access to the seashore and situated on the prestigious Aldwick Bay Estate

A27 Chichester By-pass 5.8, Chichester 6.2 miles, Brighton 32 miles, London Gatwick Airport 48 miles

Reception hall | Drawing room | Dining room
Office | Kitchen/breakfast room | Cloakroom
Principal bedroom with en suite bathroom | 5
Further bedrooms | Family bathroom | Shower
room | Balcony | Observatory | Summer house
Boat house | Changing room with shower
Outside wc | Greenhouse | 2 Garages | Garden
1.016 acres | EPC rating D

The property

With handsome, Tudor-inspired architecture and a distinctive roof chimney, Redstack is an enchanting, waterside property which offers over 3600 sq. ft of refined accommodation where the heritage detail provides an appealing ambience of grandeur.

The rich hues of vintage wall panelling in the reception hall exude a warm sense of arrival and give a flavour of the home's stately presentation. Beautiful parquet flooring extends into the elegant drawing room, which features an impressive fireplace and bay window alcove, as well as the formal dining room and its adjoining office. The generously-proportioned kitchen/breakfast room is fitted with lengths of two colour-toned cabinetry, with complementary tiled work surfaces and splashbacks, and offers ample space for informal dining.

A regal stairway rises to the first floor, passing by a splendid, leaded-light decorated window, to an upper hallway which gives access to the six bedrooms and two bathrooms. The principal room has en suite access to one of the bathrooms and enjoys direct passage to the south-east facing balcony; a benefit it shares with two other bedrooms.

Outside

The property is approached via The Close, which is owned by Redstack, through wrought-iron gates to the gravel driveway extending to a circular lawn with central planted feature at the frontage of the house and continuing around to the garaging at the side.

Beautiful floral beds create an attractive feature and flank the stone stairway which rises to the notable timber, arched entrance portal, with a paved walkway encircling the home.

A terrace to the side elevation offers a degree of shelter courtesy of the balcony above and provides a delightful setting to sit, dine and relax whilst enjoying the outlook over the gardens to the seashore beyond. Features in this outdoor sanctuary include areas of groomed lawn, well-stocked borders providing colour and fragrance, mature shrubs and trees, and stone pathways offering a journey through the grounds and to walled far-margin where a gate opens to the beach.

A collection of outbuildings includes an observatory at the beachside, a pretty summer house offering a sheltered haven, a boat house to store watercraft, a useful changing room with shower, basin and wc, and a further wc.











Location

Redstack 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.

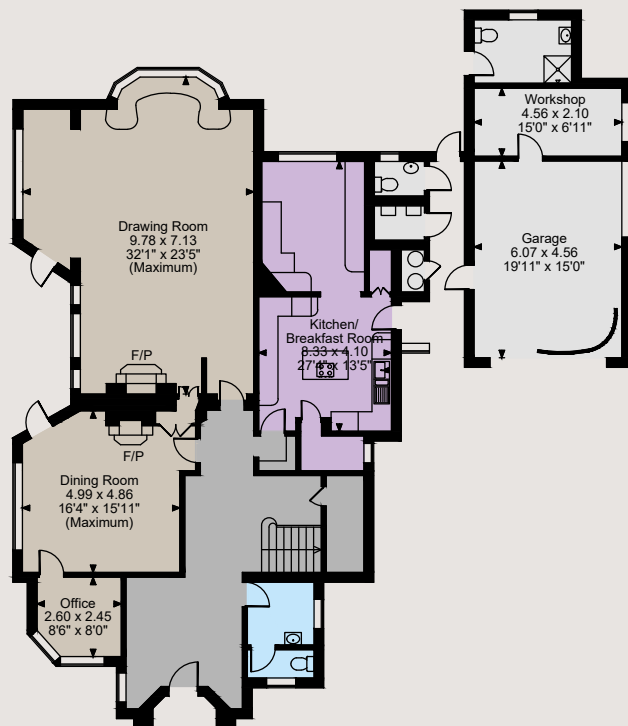
The area is well connected by road, with the A259 providing access towards Chichester and the A27 providing routes towards Brighton in one direction and the A3(M), and Portsmouth in the other direction. The local mainline railway station provides services to London Victoria (from 1hr 49 mins).

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.

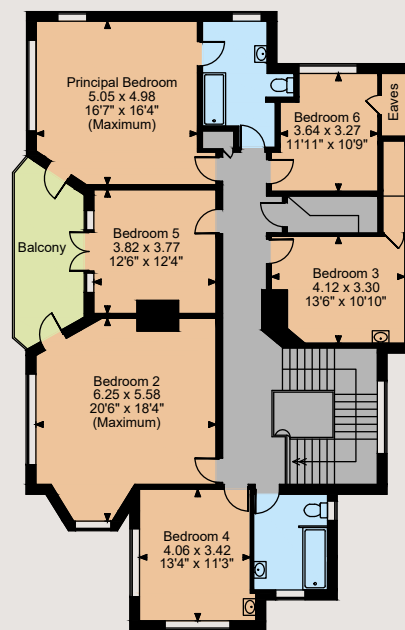


Floorplans

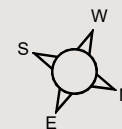
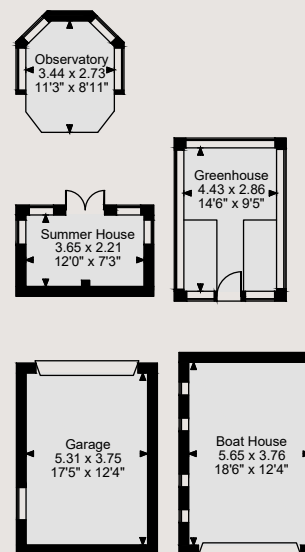
House internal area 3,653 sq ft (339 sq m)
Garage internal area 622 sq ft (58 sq m)
Outbuilding internal area 543 sq ft (50 sq m)
Cottage internal area 117 sq ft (11 sq m)
Balcony external area 116 sq ft (11 sq m)
Total internal area 4,912 sq ft (456 sq m)
For identification purposes only.



Ground Floor



First Floor



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

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Directions

From the A27/Chichester By-pass, leave at Bognor Road Roundabout joining the A259. At the 2nd roundabout, take the 2nd exit onto the B2259 and take the 2nd exit at the mini-roundabout by The Royal Oak to join Chalcraft Lane. Take the 1st exit at the roundabout onto Lower Bognor Road, followed by 3rd exit to join Aldwick Road. Continue straight-on at the next roundabout to Barrack Lane and enter the Aldwick Private Estate. Follow Fairway to the left turn for The Close where the property will be found.

General

Local Authority: Arun District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G
Tenure: Freehold
Annual Estate Charge: £260.00 (current year)
Guide Price: £3,000,000

Chichester

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