



# 1 Tithe Barn Court

1 Tithe Barn Court, Aldwick Bay, West Sussex



## A charming link-detached coastal village home with a delightful garden, in a prestigious private estate setting

A tucked-away nearshore gem, the property offers a neatly-designed interior layout for a comfortable and relaxed lifestyle. Light and airy accommodation provides a calming and uncomplicated living environment perfectly suited to offer a restful retreat, with the benefit of a well-maintained and secluded rear garden.



**1 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**GARDENS**



**LEASEHOLD**



**TOWN**



**1,386 SQ FT**



**GUIDE PRICE  
£499,950**

### The property

Situated on the private Aldwick Bay Estate number 1 Tithe Barn Court is a well presented and appealing light-filled home located just a stone's throw from the beach.

The accommodation is arranged over two floors, with a reception hall giving access into the generously-proportioned Living/dining room centred around a feature fireplace and also providing a dedicated space for dining. Extending into a bay recess and with French doors to the garden, this room offers an airy ambience. The well-designed kitchen is fitted with a range of wall and base level contemporary cabinetry, with integrated ovens and hob and stone work surfaces.

A light filled ground floor bedroom features a bay window and has excellent fitted wardrobe storage with an adjacent shower room. Further well-appointed bedroom quarters are situated on the first floor and a smart family bathroom with attractive wall tiles and modern white fittings, including a shower over the

bath-tub completes the first floor accommodation. Both bedrooms have access to eaves storage.

The integral garage offers useful parking/storage and could have scope for conversion, if required, subject to the necessary consents.

### Outside

The house benefits from a pleasing outdoor setting, with the rear garden bordered by a high-level, clipped evergreen hedging offering a natural boundary for privacy.

The area of lawn is bordered with planted beds filled with mature shrubs and perennial plants. Paved terracing offers opportunities for al fresco dining, entertaining and relaxation. The timber side gate set within an arched walled surround gives access from the garden directly to the driveway with parking provision and integral garage.





## Location

Aldwick Bay Estate is a prestigious, private, gated community monitored by security cameras and set within the Parish of Aldwick. It was originally created in 1928 with the aim of providing town dwellers with a seaside sanctuary in a tranquil setting.

The private Aldwick Bay Estate beach is within striking distance of the property and a pleasant walk through the attractively landscaped estate grounds. This beach is owned by the shareholders of the Aldwick Bay Estate Company with each property having a share in the company.

There are two shopping parades close by with a number of independent shops and Rose Green village offers local amenities including a library and Doctors surgery. Rose Green Infants and Junior Schools are also easily accessible.

Pagham Nature Reserve offers stunning scenery and walks, with a particular favourite being to the Mr & Mrs

Smith Hotel, The Crab & Lobster pub and restaurant at Sidlesham.

The Cathedral City of Chichester offers a more comprehensive 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 enthusiast with an events calendar and the South Downs National Park offers miles of walking, cycling and bridleway routes through stunning countryside.

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).

## Distances

- Aldwick Bay beach 320 metres
- A27 Chichester Bypass 5.5 miles
- Chichester 6.5 miles
- Arundel 12.5 miles
- Worthing 19.5 miles
- Brighton 33 miles
- London Gatwick Airport 48 miles

## Nearby Stations

- Bognor Regis railway station
- Chichester railway station
- Barnham railway station

## Key Locations

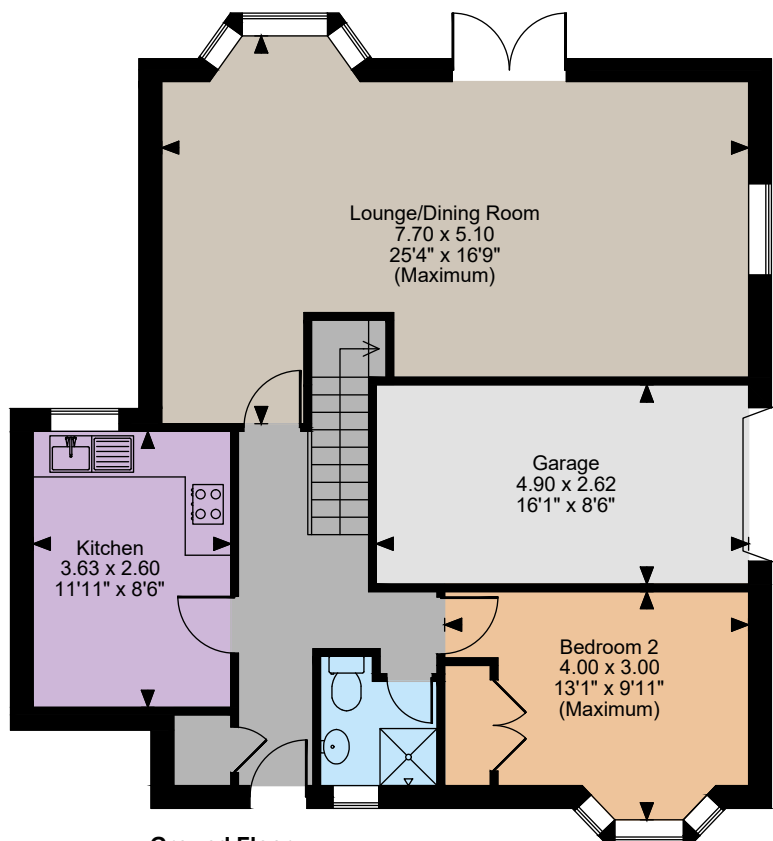
- Aldwick Bay & Beach
- Marine Park Gardens
- Pagham Beach
- Pagham Harbour Walk
- RSPB Pagham Harbour LNR
- Chichester Cathedral

- Chichester Festival Theatre
- Pallant House Gallery
- The Goodwood Estate

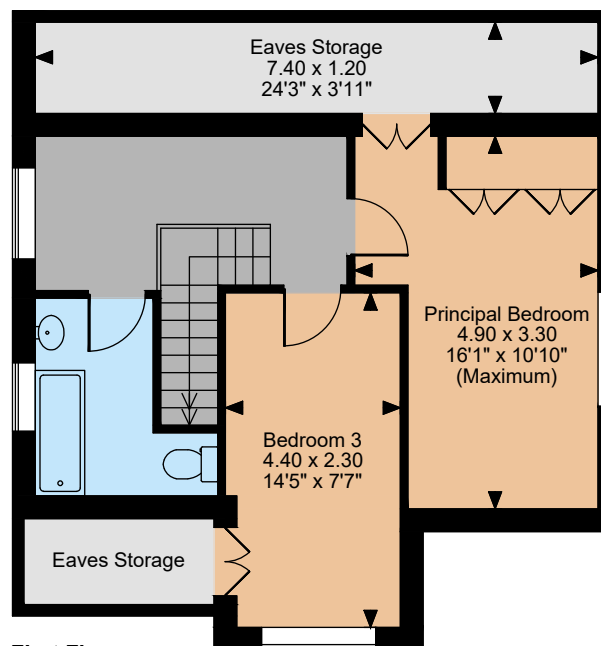
## Nearby Schools

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





**Ground Floor**



**First Floor**

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

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## Floorplans

House internal area 1,386 sq ft (130 sq m)

For identification purposes only.

## Directions

PO21 4EZ

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## General

Local Authority: Arun District Council

**Tenure:** Leasehold. 999 years from 1974. Ground rent £10 per annum.

Resident management company for Tithe Barn Court annual charge of £50 per annum.

Aldwick Bay Estate management charge of £540 per annum.

**Agents note:** The property is within a conservation area.

**Services:** Mains gas, electricity, water and drainage

**Mobile coverage/broadband:** Information can be found here

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** Band D

**EPC Rating:** C

**Parking:** Garage and driveway

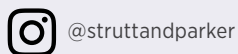
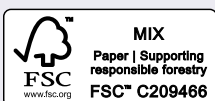
## Chichester

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