



Cherry Trees

47 West Drive, Aldwick Bay, West Sussex PO21 4LZ

Michael
Cornish

PROPERTY SALES & ACQUISITIONS

Property Features

4 Double bedrooms

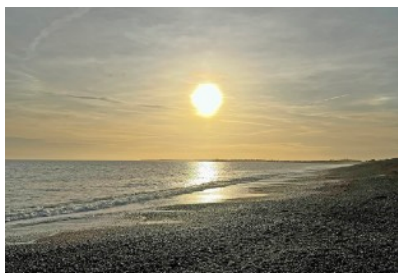
4 Bathrooms (3 en-suite)

Including Principal Bedroom suite with large walk-in wardrobe and separate dressing room
Spacious landing with plenty of natural light
Entrance Lobby with coats cupboards, Cloak room/wc
Triple aspect Living room with fireplace
Superb Luxury Kitchen/Dining room, Utility room
Underfloor heating

Outside

Large driveway with extensive parking area for numerous vehicles and Garage
Delightful gardens and grounds with sunny south facing rear aspect

A short walk to the beach



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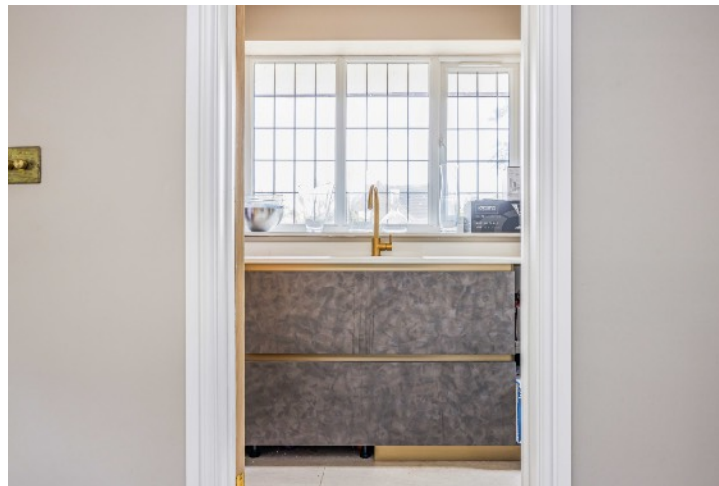
A superbly appointed detached house, comprising 4 double bedrooms and 4 bathrooms (3 en-suite) combining character with contemporary features set in delightful gardens with a south facing rear aspect and extensive parking area with garage, well located on a desirable and immaculate exclusive private beachfront estate, a short walk to the beach.



THE PROPERTY

Cherry Trees is a superbly presented spectacular detached house, which has been extended and remodelled to combining luxury contemporary features with the charm and character of the original 1930's period. The spacious accommodation is of excellent proportions is ideal for the family and entertaining with plenty of natural light throughout. There is a welcoming entrance vestibule and cloakroom/wc leading to main living area, which has a triple aspect and two sets of patio doors leading out the rear garden and there is a superb solid fuel fireplace. From the living room sliding pocket doors open into the dining room open plan into the double aspect kitchen/breakfast room with central island breakfast bar and a stylish range wall and base units understood to be imported from Italy, with sink unit and designer tap providing constant boiling water and there are two built in ovens and an induction hob and patios doors leading out to the rear garden sun deck. A door open into the utility room with a range of units and side entrance door. A staircase from the living area leads upto to the spacious first floor landing, which has a family bathroom/wc and doors lead to four double bedrooms, three with ensuite shower rooms/wc, including the principal bedroom with vaulted ceiling and walk-in wardrobe, an en-suite shower room/wc and separate dressing room and the second bedroom which has an en-suite shower room/wc and separate dressing room. There is a superb family bathroom with stylish shaped free standing double ended bath, wash hand basin in vanity unit and wc.

A sumptuous comfortable atmosphere throughout

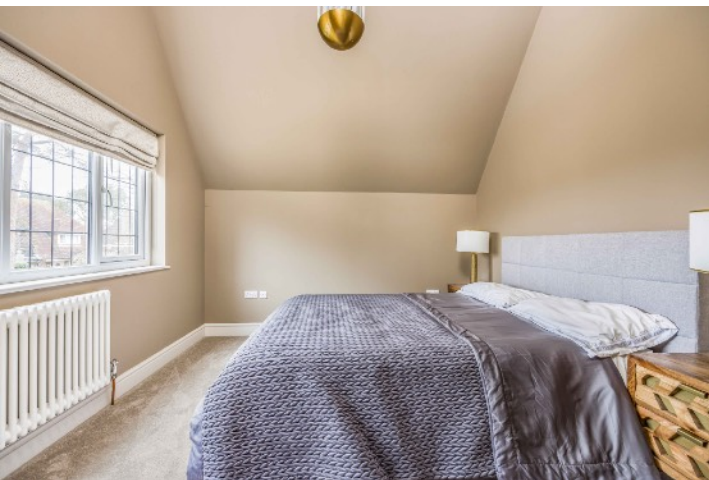












ALDWICK BAY & CHICHESTER

The Aldwick Bay Estate is a highly regarded exclusive private beachfront estate with a nearby selection of shops catering for everyday needs and located about 6 miles south of Chichester with its thriving community in the city and surrounding villages. Much of the shopping centre is accessed through level pedestrianised areas, leading to the beautiful Cathedral founded in 1075. Much of the city centre was built during the Georgian and Victorian eras and has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about two miles by canoe and rowing boats and there is a further two miles of walks beside the canal leading to both Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private) and NHS St Richard's Hospital. There are a good variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club, a wide choice of restaurants. There's an excellent choice of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, The Prebendal School, Westbourne House, Great Ballard, Chichester College, Slindon College, Lancing College and Portsmouth Grammar school. Chichester has the renowned Pallant House Gallery and Internationally renowned Festival Theatre and other amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Cinema. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 4 miles. Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins) and Brarnham train station links to London Victoria approx. (95mins). The A27 provides good road access to Worthing, Brighton and Portsmouth. The A3 (M) motorway is about 17 miles west, connecting to the M25 Junction10 and central London/Westminster about (72 miles) and Airports at Heathrow (61miles), alternatively Gatwick via A27/A24 (45 miles). Southampton International Airport (33 miles) and Portsmouth (20 miles) and both cities provide ferry services to the Isle of Wight, Channel Isles and Europe. All times are subject to change, distances are approximate.

GARDENS & GROUNDS

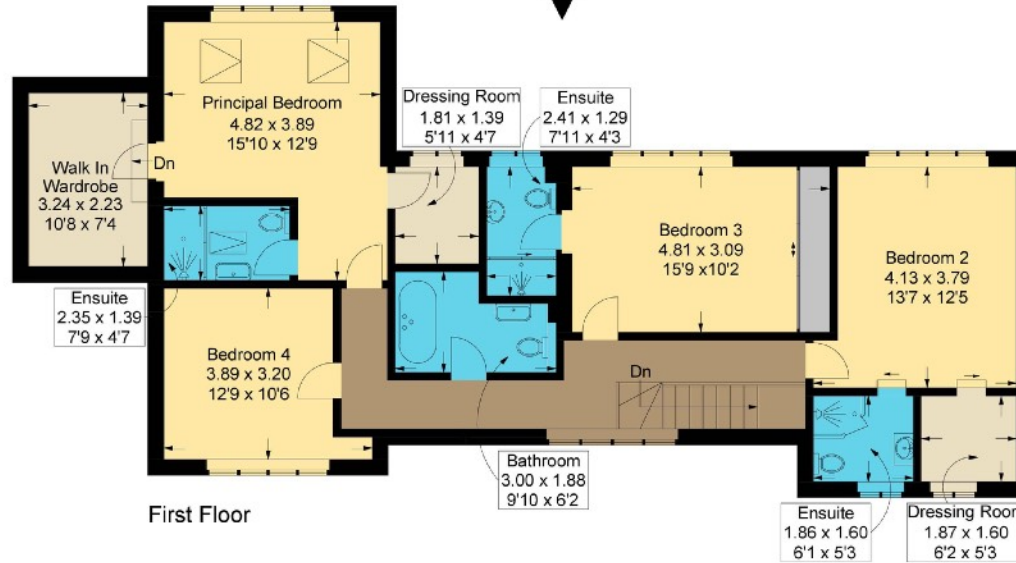
Cherry Trees is approached from a tree lined leafy road leading into an extensive gravel drive on an exceptionally wide frontage providing parking for at least eight vehicles with a garage, located in peaceful setting. The front garden also features a neatly kept lawn, tree and shrubs and there are two separate side entrances leading to the rear garden. To the rear of the house there is an extensive sun deck area leading to a well kept expanse of lawn and paved "sun trap" patio area with "hot tub" and raised flower beds, a large feature covered log store, all of which is enclosed fenced providing an excellent degree of privacy.

Southerly "sunny" rear aspect



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Approximate Gross Internal Area = 225.9 sq m / 2432 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 226.5 sq m / 2438 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



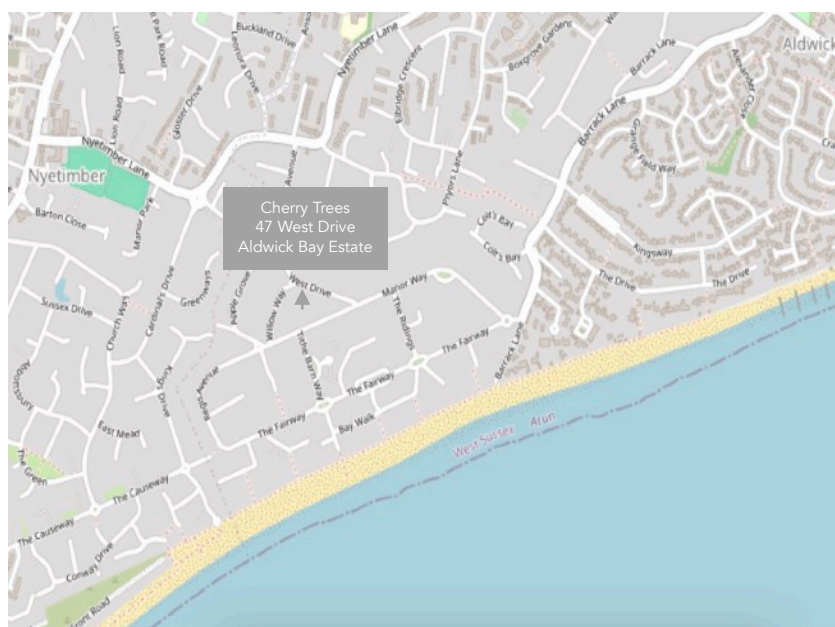
Goodwood Racecourse



Chichester Marina



Goodwood Revival



Chichester harbour

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, with several thousand moorings, over 10,000 registered vessels and thousands of berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, gas and drainage.

ALDWICK BAY PRIVATE ESTATE: Charge £225pa currently

EPC Rating: D **Council Tax Band:** F **2023/24** £3,117.52

LOCAL AUTHORITY: Arun District Council: 01903 737500

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Viewing by Appointment

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