



11 Waters Edge, Aldwick

Guide Price £1,400,000



# 11 Waters Edge

- Seaside Detached House
- Current Planning Permission for Extension
- Contemporary Style
- Private Estate
- 2 Reception Spaces
- 3 Bedrooms
- Double Garage
- Sun Deck
- South Facing Garden opens to the Beach

Located in a prestigious private estate, this stunning seaside detached house presents an exceptional opportunity to acquire a unique coastal residence. Boasting a desirable south-facing garden that opens to a short path to the beach, this three bedroom detached property offers a rare blend of modern luxury and coastal tranquillity.

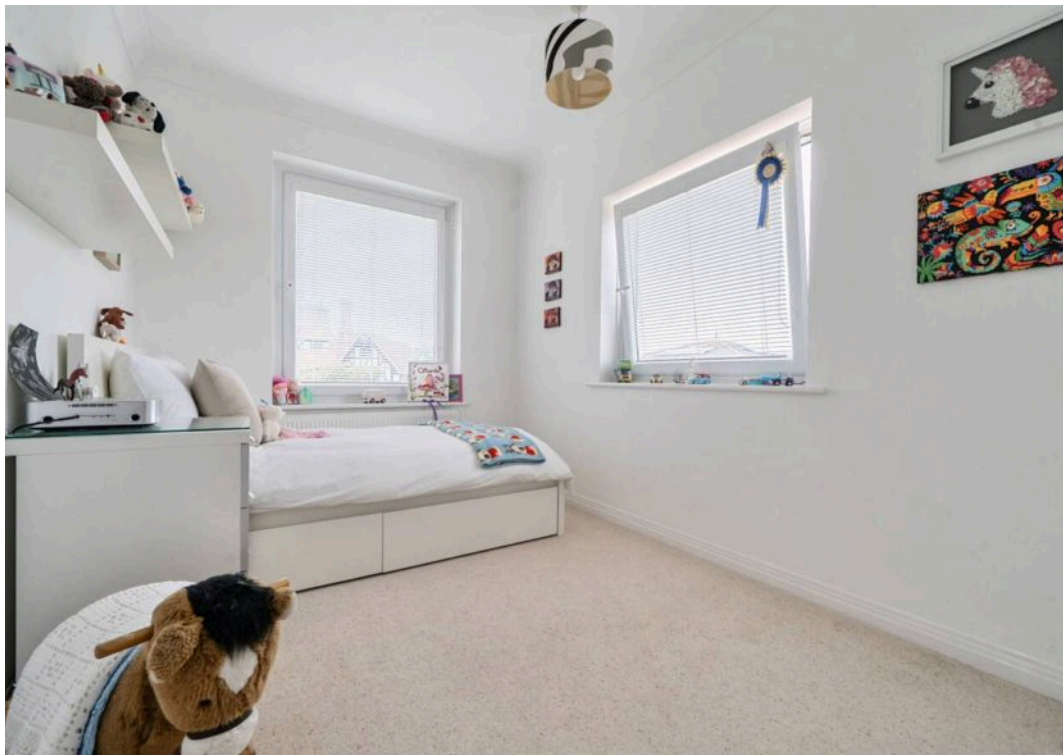
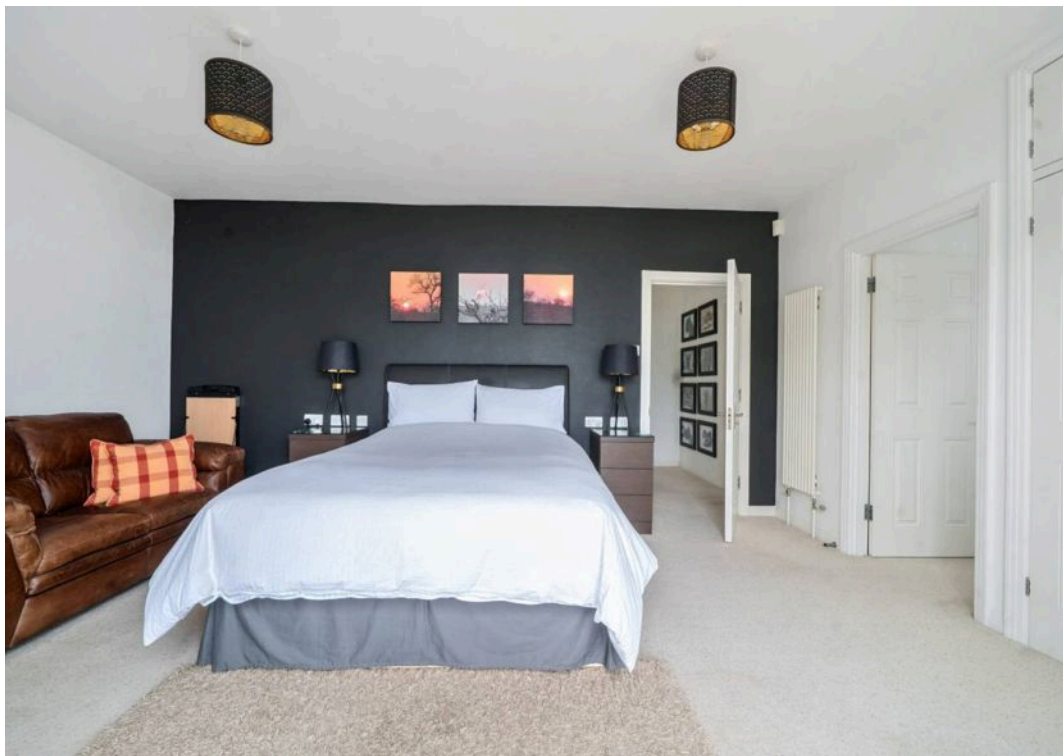
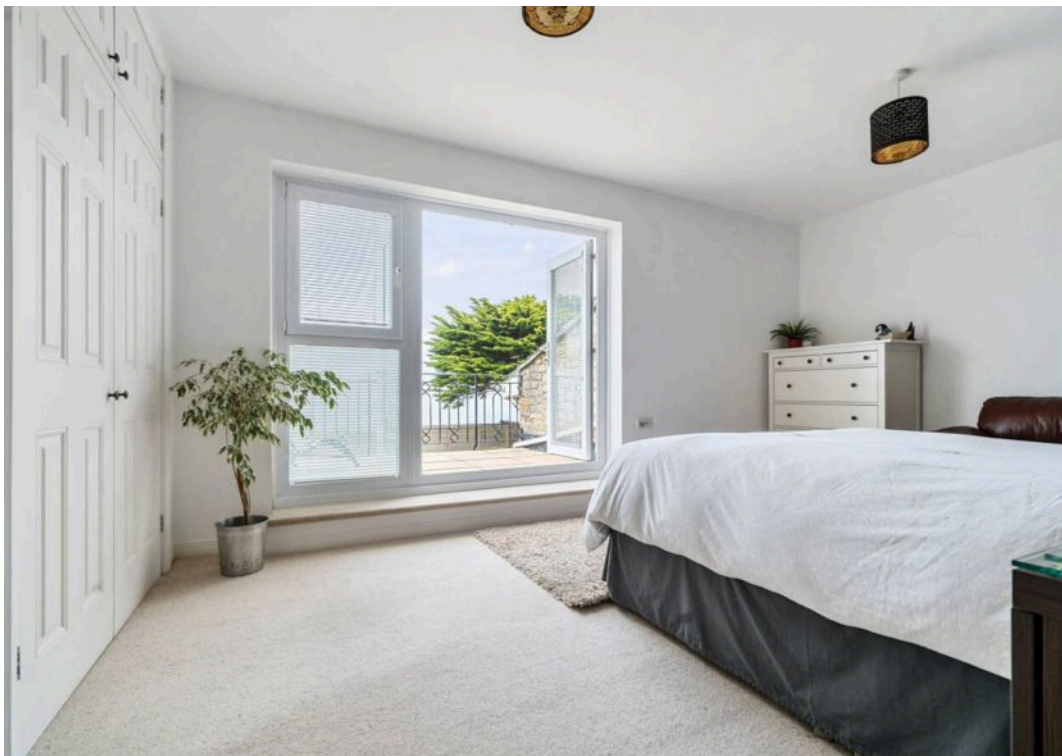
Upon entering, one is immediately struck by the fantastic entertaining space that this home provides. The contemporary style of the interior is complemented by the abundance of natural light that floods through the large windows. The entrance hall leads to the dining room/kitchen, a cloakroom and the study with stairs to the first floor. The stunning kitchen/dining/living room has quadruple French doors opening to the garden and wonderful open space, incorporating a large kitchen area features a wide range of wall and base units with breakfast bar and stone worktops and fully integrated white goods. A door from the kitchen opens to a utility room with door to the side of the house.

Cont ....













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Approximate Area = 2242 sq ft / 208.3 sq m

Garage = 338 sq ft / 31.4 sq m

Total = 2580 sq ft / 239.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1337099

There is plenty of space beyond this for a large dining area and a large seating area. Additionally steps lead up to a beautiful double aspect reception room with French doors opening to a large balcony, with steps down to the garden and fantastic sea views.

On the first floor there is a magnificent principal bedroom suite with large French doors opening to a balcony with wonderful sea views and double built-in wardrobe. There are two further bedrooms, a family bathroom with roll-top bath and separate shower.

The space is complemented by a large garden with gate to the beach. There is also a double garage and ample off-street parking.

Beyond its obvious appeal the property comes with the added benefit of current planning permissions for extension, allowing prospective buyers to further customise and enhance the living space to suit their needs, (ref: Arun District Council AW/269/22/HH and AW/70/23/HH).

With its prime location, contemporary design, and potential for expansion, this seaside detached house is sure to captivate those seeking a coastal retreat with a touch of modern sophistication, with the beach just steps away.

What3Words ///hardly.mock.belts

Private Estate Charge: We understand the private estate charge is approximately £100 p.a.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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