



1 A'Beckets Avenue, Aldwick Bay

Guide Price £650,000

 **Henry Adams**
estate agents



1 A'Becketts Avenue

- Detached Cottage Style Residence
- Sitting Room with Bay Window
- Dining Room/Bedroom
- Conservatory
- Principal Bedroom with Vanity Basin
- Second Bedroom with Vanity Basin and Shower
- Family Shower Room with WC and Basin
- Attractive Front and Rear Gardens
- Swimming Pool and Summer House
- Gravel Driveway and Carport

Welcome to this charming detached cottage style home in the sought-after Aldwick Bay Estate, offering a relaxed lifestyle with plenty of character features throughout.

Step into the inviting sitting room, where a bay window fills the space with natural light, creating the perfect spot to unwind. There is an original stone fireplace for cosy evenings. The flexible dining room can easily double as a third bedroom or home office, while the conservatory provides a lovely place to enjoy a morning coffee overlooking the garden.

The kitchen/breakfast room is a real highlight, boasting quality wooden units and plenty of space for your culinary adventures. This leads into the utility which has access to the front and rear gardens.

On the first floor the principal bedroom features its own vanity basin and has a lovely view over the garden. The second bedroom comes complete with a vanity basin and shower for added convenience for guests. There is also a stylish family shower room with WC and vanity basin.

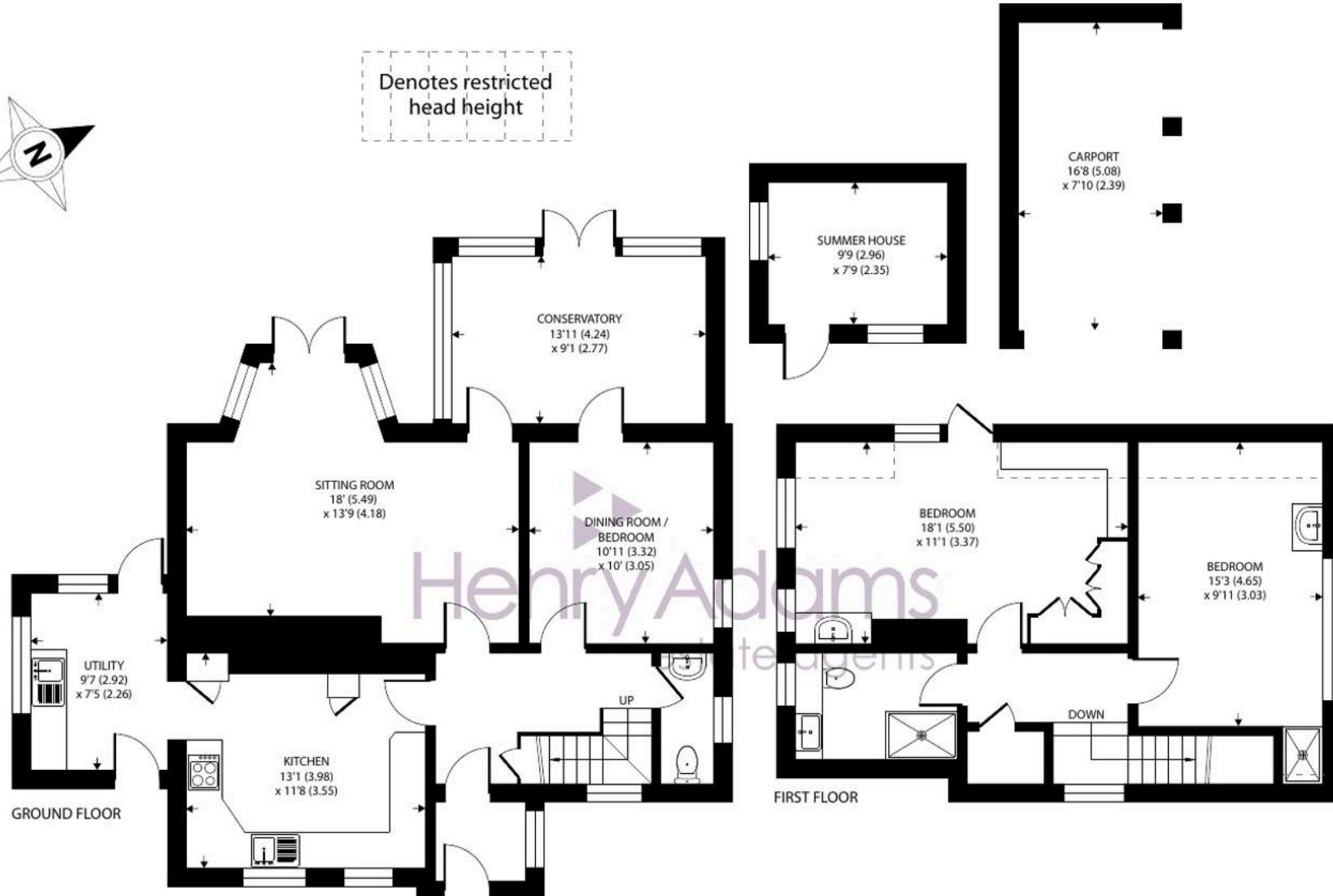








Denotes restricted
head height



A'becketts Avenue, Bognor Regis

Approximate Area = 1331 sq ft / 123.6 sq m (excludes carport)

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1451 sq ft / 134.6 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). © nchecom 2026.
Produced for Henry Adams. REF: 1403066

The rear garden has a patio adjacent to the property, is laid to lawn with established beds. There is also a swimming pool and summer house. The property is approached via a gravel driveway leading to the carport.

With its versatile layout and welcoming atmosphere, this property is perfect for anyone looking to settle into a friendly community near the coast, with private beaches for the residence of Aldwick Bay. Don't miss your chance to view this delightful home and discover all it has to offer.

Aldwick Bay is a prestigious private marine estate, originally created in 1928 when the land was sold by the Lord of the Manor of Aldwick, William H B Fletcher, to a Bloomsbury development company. Described by the company owner, Captain Allaway as 'an outstanding example of development Land', The Aldwick Bay Estate, was 'aimed at town dwellers seeking a quality seaside residence and for the retired wishing to reside in a peaceful neighbourhood'. Some 80 years on, the estate which is a designated conservation area, is probably best described as 'One of the best kept secrets along the south coast' offering discerning purchasers the opportunity to live in an exclusive residential setting, lined with mature palm trees, in one of the sunniest locations in the country.

What3Words ///kindest.isolating.span

Private Estate Charge: We understand the private estate charge is currently £280 p.a.

Council Tax band: F

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.