17 Marquis Way, Aldwick

Guide Price **£750,000**

Henry Adams
estate agents

17 Marquis Way

- Detached House
- Private Estate Location
- Superb Extended Kitchen/Dining Room
- Three/Four Reception Rooms
- Four Bedrooms
- Principal Bedroom with En-suite Bathroom
- South Facing Garden
- Double Garage
- One Road from the Beach
- Partial Sea Views

This wonderful four bedroom detached house is situated within a sought-after private estate, just one road from the beach and benefiting from partial sea views. The property offers spacious and versatile accommodation, with three/four reception rooms that provide ideal spaces for family living and entertaining. The superb extended kitchen/dining room forms the heart of the home, featuring modern fittings and ample space for both cooking and dining. The principal bedroom is complemented by a stylish en-suite bathroom, while three further well-proportioned bedrooms and a contemporary family bathroom complete the upstairs layout. Throughout, the home is presented in excellent decorative order, with neutral tones and quality finishes creating a welcoming and comfortable environment.

The south facing rear garden is a true highlight, offering a sunny and private outdoor retreat perfect for relaxation or alfresco dining. The garden is mainly laid to lawn, with mature borders and a patio area that is ideal for entertaining guests or enjoying summer evenings.

Marquis Way, Bognor Regis

Approximate Area = 1766 sq ft / 164 sq m
Garage = 339 sq ft / 31.4 sq m
Total = 2105 sq ft / 195.4 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 2026.
Produced for Henry Adams. REF: 1440026

To the front, the property benefits from a double garage and a spacious driveway, providing ample off-road parking for multiple vehicles. The private estate setting ensures a peaceful and secure environment, while the proximity to the beach allows for easy access to coastal walks and seaside leisure activities. This exceptional home combines generous indoor accommodation with attractive outdoor space, making it an ideal choice for families or those seeking a tranquil coastal lifestyle.

Marquis Way is a small private development with its own gated access to the beach and the sea. Situated in Aldwick, the property lies approximately two miles to the west of Bognor Regis with its mainline railway station to London Victoria, the Cathedral City of Chichester with its precinct shopping facilities and comprehensive array of bistros, cafes and restaurants, as well as the renowned Chichester Festival Theatre is approximately six miles. There are golf clubs available at Felpham, Chichester and Goodwood.

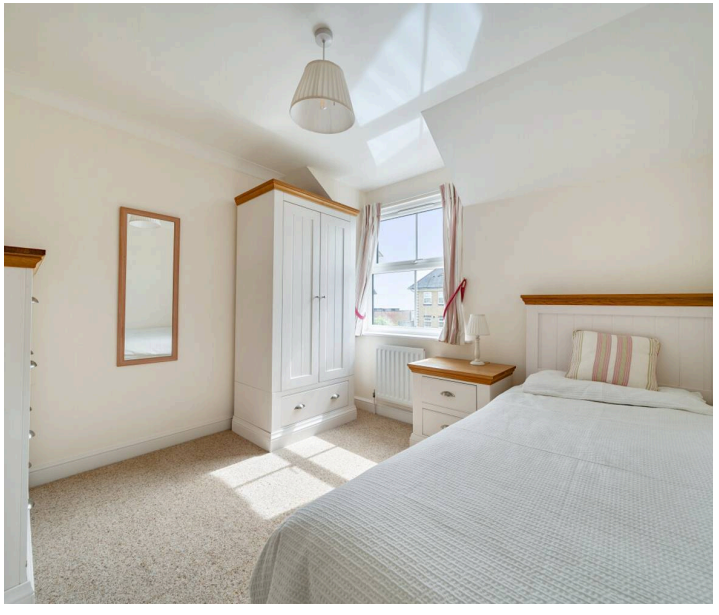
What3Words ///parent.fact.weep

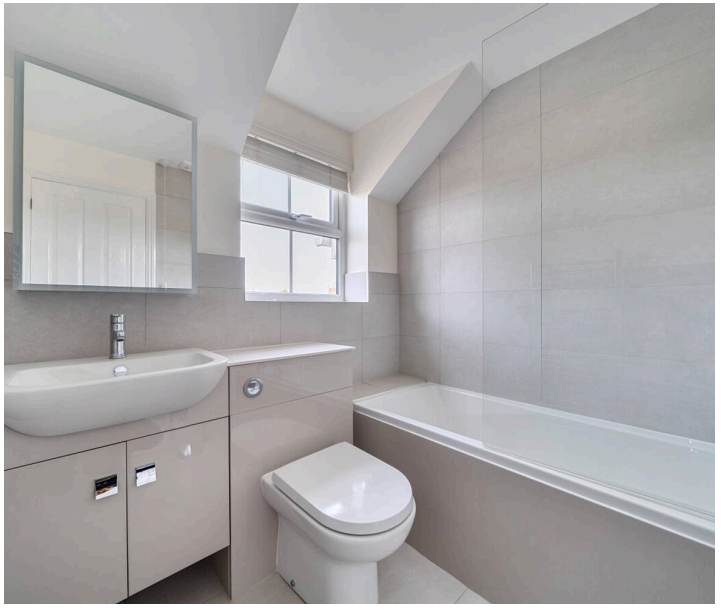
Estate Charge: We understand the estate charge is approximately £400 p.a.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.