



2 Windmill Close, Aldwick Bay Estate

Guide Price £625,000



2 Windmill Close

- Charming Detached Cottage Style Residence
- Situated on the Popular Aldwick Bay Estate
- Modernised and Extended
- 2/3 Reception Rooms
- Fully Fitted Kitchen
- 3 Shower/Bathrooms
- 3/4 Bedrooms
- Ample Off-Road Parking
- Delightfully Landscaped Rear Garden

This three double bedroom detached property has been extended by the current owners. The accommodation briefly comprises entrance porch, sitting room with feature fireplace, galley style kitchen with Shaker style units under granite worktops, dining room/sun room, study area, snug/ground floor bedroom, ground floor bathroom with separate shower cubicle, ground floor bedroom with en-suite shower room and sliding patio doors to the rear garden, and suitable for multi generational families.

The first floor comprises landing with cupboard, two further bedrooms and shower room with WC.

Outside, the front provides off-road parking and the established and well-tended rear garden is mainly laid to lawn with plenty of flower, plants shrubbery and patio area, which is perfect for alfresco dining.

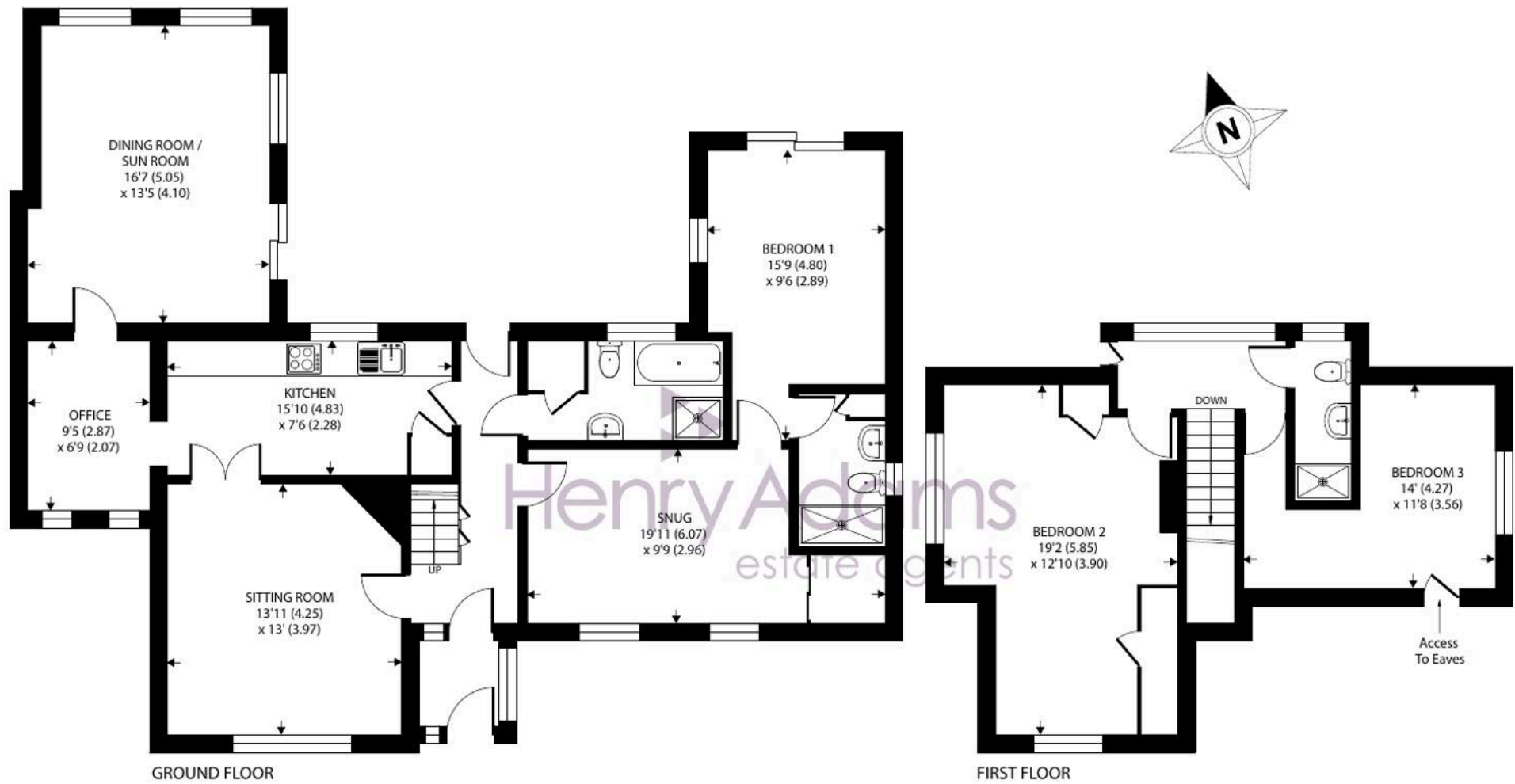
A viewing is thoroughly recommended to appreciate its quiet location and the bright and spacious versatile accommodation on offer.

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









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Approximate Area = 1614 sq ft / 149.9 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). © ntechcom 2026. Produced for Henry Adams. REF: 1452057

Aldwick Bay is a prestigious private marine estate, Aldwick Bay Estate, was 'aimed at town dwellers seeking a quality seaside residence and for the retired wishing to reside in a peaceful neighbourhood'. A designated conservation area and 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 ///failed.outlawing.resembles

Council Tax band: E

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.