



# Coastguards



*The Estate Agency for Quality Property*

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**ENTRANCE HALL, WET ROOM, LIVING ROOM, SUN ROOM, SITTING ROOM,  
KITCHEN/DINING ROOM, UTILITY ROOM, MASTER BEDROOM WITH EN SUITE  
SHOWER ROOM, TWO FURTHER BEDROOMS, BATHROOM, DRIVEWAY,  
GARAGE AND GARDENS**

PRICE: £695,000 FREEHOLD

COUNCIL TAX BAND: F

ESTATE MAINTENANCE CHARGE: £205.00 p.a

EPC RATING: D

CA695

**VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY**



Property Details

A truly delightful detached three bedroom property occupying a mature setting within the Aldwick Bay private estate.

Having been tastefully improved by the current owners throughout the past, this deceptive home offers generous ground floor accommodation and retains many original characteristic features from the 1930's along with the modern comforts expected today.

To the rear there is a large open plan modern fitted kitchen/dining room with feature skylight lantern, separate utility room and snug, while the front provides an open plan 'L' shaped sitting room and generous full width sun room.

There is also a modern wet room on the ground floor, while the first floor provides a delightful master bedroom suite with en suite shower room and superb covered balcony/sun terrace.

There are two further bedrooms to the first floor and a 'Jack and Jill' style family bathroom. Externally the property sits within well tended established gardens with a shaped central driveway at the front leading to the side where there is an attached garage.

The fully enclosed rear garden provides a generous patio, lawn and well stocked, established, borders with mature shrubs and trees providing screening from neighbouring properties.



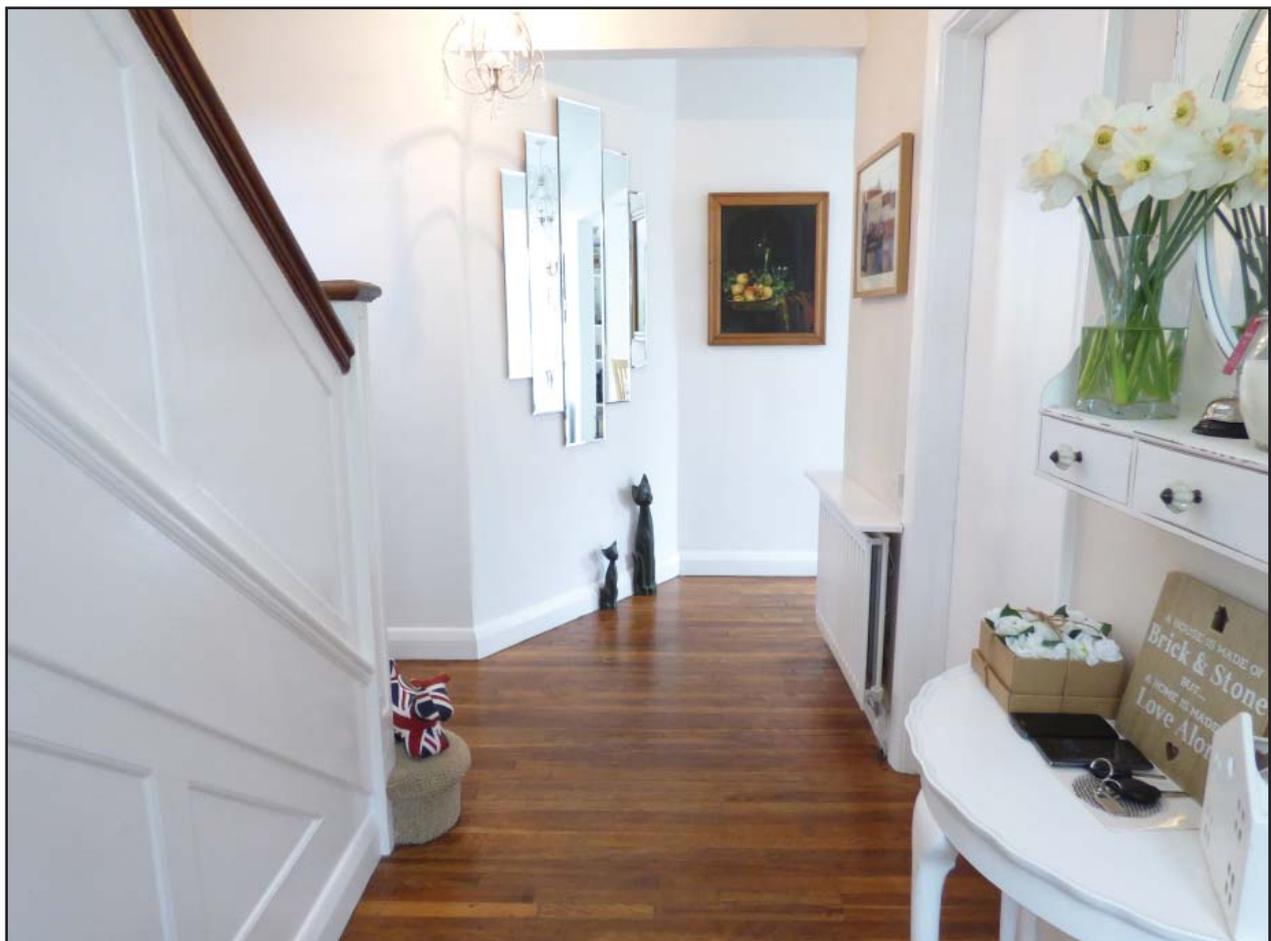


The accommodation is arranged in the following manner:-

A double glazed front door at the side of the property leads into the:-

*Entrance Hall*

With original hardwood flooring, double radiator with shelf over, carpeted staircase rises to the first floor with handrail/banister, understair storage cupboard, modern part glazed casement style door to the living room and door to the ground floor wet room. Open plan walkway with radiator and tiled floor to the snug and kitchen/dining room.



Wet Room

With an obscure glazed window to the side, white modern suite of large shaped wash hand basin with feature monobloc tap and double storage unit under, close coupled w.c., fully tiled walls and floor with step down into the generous shower area with fitted shower unit, radiator/towel rail.

Snug

11'10" x 9'2" approx. With double glazed French doors leading out to the rear onto a paved patio, double radiator, two wall light points, tiled flooring, coving.

Kitchen/Dining Room

19'8" x 13'10" approx. Dual aspect with a large double glazed window to the rear enjoying the outlook into the rear garden, double glazed patio doors to the side onto the patio, feature double glazed natural light skylight lantern. Range of matching base, drawer and wall mounted units with solid hardwood work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, space for a 'Range' style cooker with hood over, integrated bottle chiller and integrated fridge/freezer, dishwasher and microwave oven, tiled flooring, two radiators, central island with granite work surface forming a breakfast bar with further base units, space for table and chairs, inset ceiling spot lighting, coving, three wall light points. Door to the:-  
**N.B. APPLIANCES NOT TESTED**



*Kitchen/Dining Room Continued ...*



*Utility Room*

7'7" x 7' approx. With a built-in double storage cupboard with power. Base unit with fitted roll edge work surface over, inset single drainer single drainer sink unit with mixer tap, space and plumbing for additional dishwasher and washing machine, double glazed window to the rear and double glazed door to the side onto the patio.



*Sitting Room*

23'5" x 17'5" overall narrowing to 12' approx. Original exposed hardwood flooring, feature brick fireplace with stone hearth and solid timber mantle, feature arched double glazed window to the side, two large double radiators, two sets of double glazed patio doors to the front into the sun lounge, five wall light points.





Sun Lounge

23' x 7' approx. With double glazed windows to both sides and front, double glazed French doors to front, tiled floor, tiled sills.



**FIRST FLOOR**

Landing

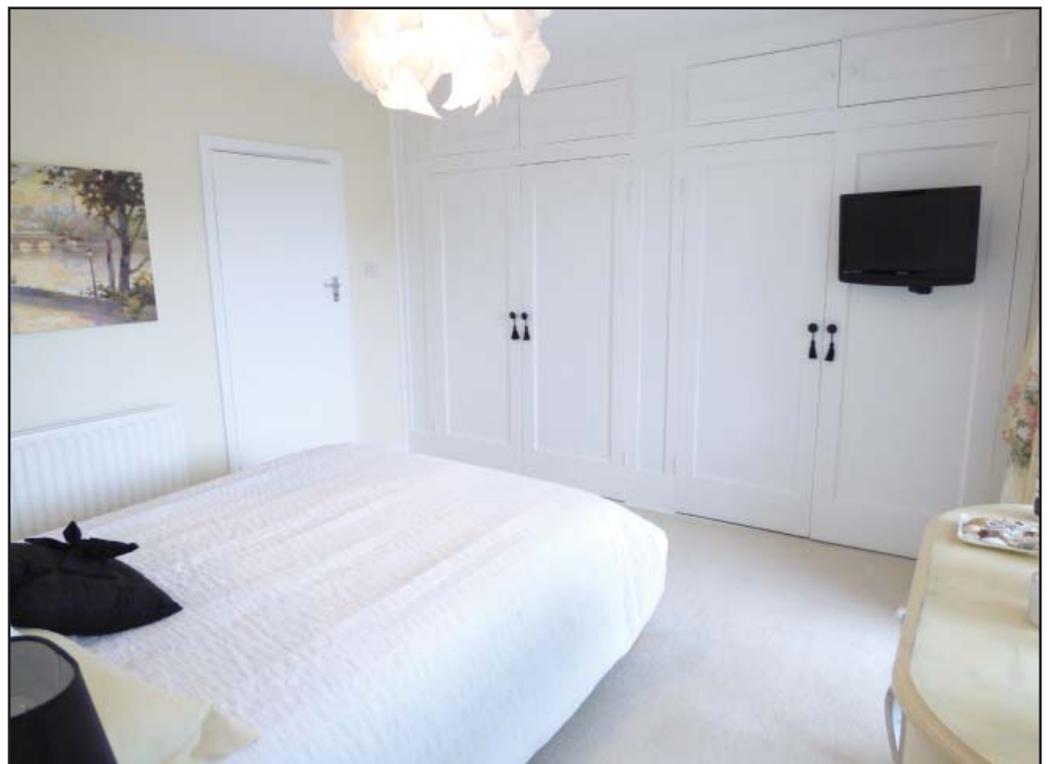
With a large patterned arched natural light double glazed window to the side, built-in airing cupboard housing the wall mounted boiler, hot water tank and programmer, fitted shelving, hatch to the boarded loft space with ladder and light, concealed radiator, doors to:-



**MASTER BEDROOM SUITE**

*Bedroom*

10'10" x 12'2" approx. With built-in double wardrobes, double radiator, fitted carpet. Sliding door to the en suite and double glazed patio doors to the balcony/sun terrace.





Balcony/Sun Terrace

19'4" x 7'3" approx. With original feature stone balusters/balustade and a tiled floor.



En Suite Shower Room

6'5" x 10'2" plus 3' x 2'4" approx. With two obscure patterned double glazed windows to the side, large oversize walk-in tiled shower cubicle with shower, close coupled w.c., pedestal wash hand basin with mixer tap, radiator, tiled floor and walls, built-in shelved cupboard.





Bedroom Two

13'6" overall x 9'6" approx. With a double glazed window to the rear, radiator, two fitted single wardrobes, fitted carpet. Door to the 'Jack and Jill' bathroom.





Bedroom Three

7'6" x 10'4" overall approx. With a double glazed window to the side, recess storage cupboard, radiator, picture rail, fitted carpet.

Family Bathroom

9'4" x 5'7" plus recess. 'Jack and Jill' sliding door to the landing and door to bedroom two, obscure double glazed window to the rear, shaped panelled corner bath with Antique style mixer tap/shower attachment, close coupled w.c., large wash hand basin with mono bloc tap and double storage under, chrome heated towel rail, tiled splashback. **N.B APPLIANCES NOT TESTED**



**OUTSIDE AND GENERAL****GARDENS***Front*

With a central shaped gravel driveway providing onsite parking for several vehicles leading to the side of the front door and garage. Gate to the side to a wide pathway to the rear. External courtesy lighting. Established well tended lawn and beds/borders.

*Garage*

15'7" x 9'2" approx. With an up and over door to the front, power and light, water tap.

*Rear*

Delightful mature fully enclosed rear garden with large paved patio sitting area leading to the main shaped lawn. Mature established well stocked flower and shrub borders/beds. Mature trees/shrubs provide screening from neighbouring properties. Timber storage shed. External water tap, external courtesy lighting.





*Rear Contd ....*





Energy Performance Certificate HM Government

5, West Drive, Aldwick, BOGNOR REGIS, PO21 4LY

Dwelling type: Detached house Reference number: 8006-3916-7629-0796-0623
Date of assessment: 19 June 2012 Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 June 2012 Total floor area: 165 m²

Use this document to:

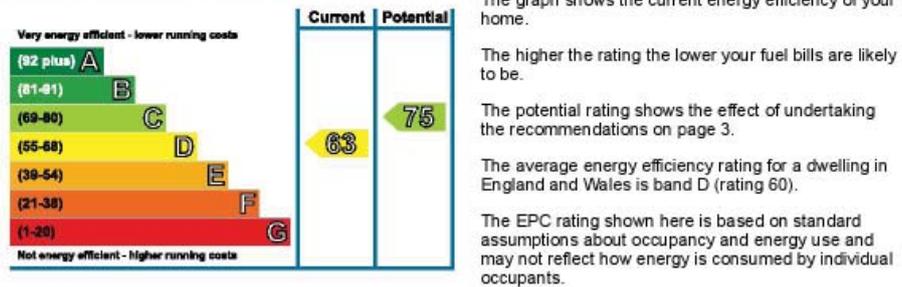
- Compare current ratings of properties to see which properties are more energy efficient
Find out how you can save energy and money by installing improvement measures

Table with 2 columns: Description and Amount. Estimated energy costs of dwelling for 3 years: £ 3,612. Over 3 years you could save £ 579.

Table with 4 columns: Category, Current costs, Potential costs, Potential future savings. Totals: £ 3,612 vs £ 3,033. Includes a house icon with 'You could save £ 579 over 3 years'.

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Table with 4 columns: Recommended measures, Indicative cost, Typical savings over 3 years, Available with Green Deal. Lists measures like insulation, lighting, and boiler replacement.

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

All reasonable care has been taken in the preparation of these details. Whilst believed to be accurate, these details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All descriptions, photographs, plans and measurements are for guidance and illustration only and may not necessarily be to exact scale.

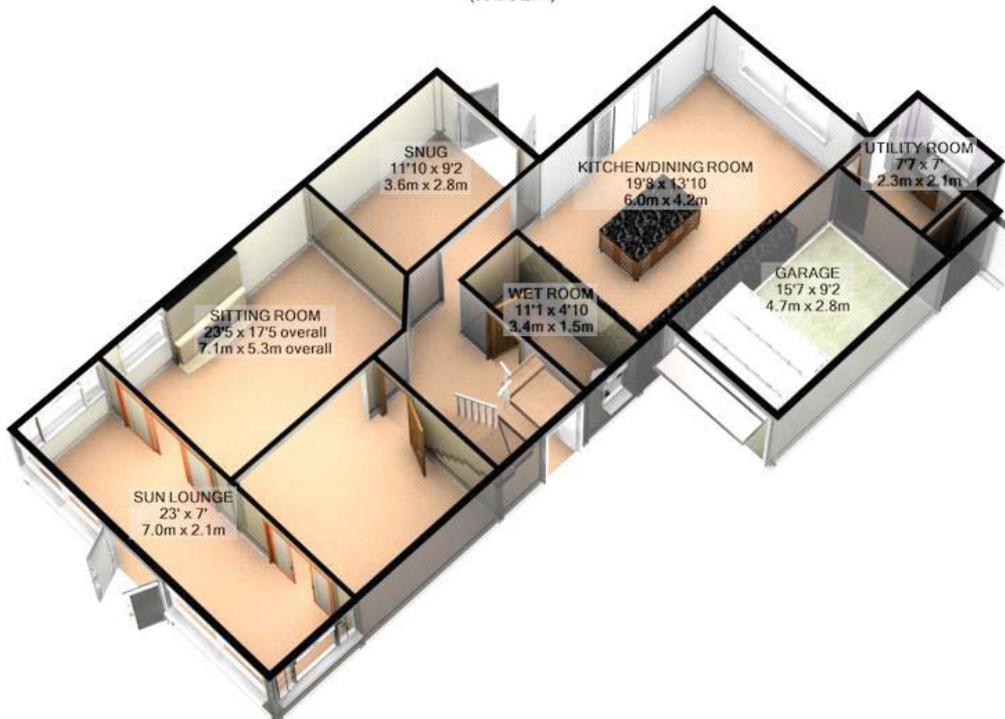
Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum
Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1258 SQ.FT.  
(116.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1853 SQ.FT. (172.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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