



# Coastguards



*The Estate Agency for Quality Property*

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**ENTRANCE PORCH, RECEPTION HALL, GROUND FLOOR CLOAKROOM, LIVING ROOM,  
KITCHEN/BREAKFAST ROOM, DINING ROOM/GROUND FLOOR THIRD BEDROOM,  
LANDING, TWO FIRST FLOOR DOUBLE BEDROOMS, FIRST FLOOR BATHROOM.  
GARAGE AND GARDENS**

PRICE: £499,950 FREEHOLD

COUNCIL TAX BAND: F

ESTATE MAINTENANCE CHARGE: £205.00 p.a

EPC RATING: E

FE525

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



Property Details

Situated within the highly sought after Aldwick Bay private estate which provides access to the nearby beach, this detached chalet style home, believed to have been constructed in the 1960's, provides an incredibly light and airy feel and offers enormous scope for any prospective purchaser wishing to personalise their next home.

The accommodation in brief comprises: entrance porch, welcoming central reception hall, ground floor cloakroom (with scope to convert into a shower room), generous dual aspect living room, original good size kitchen/breakfast room with built-in pantry, separate dining room/ground floor third bedroom, first floor landing, two very good size first floor double bedrooms and a first floor generous bathroom.

Although the property could benefit from some updating internally (by today's standards), it is clear to see that this home has been lovingly cared for throughout the years and does offer double glazing and a gas heating system via radiators.

Externally there is onsite parking for several cars at the front via the two driveways (one leading to a covered area and one leading to the integral over size single garage with electrically operated up and over door). To the rear, the fully enclosed South Easterly garden provides a generous patio, shaped lawn and established well stocked flower and shrub borders.

**N.B This property is offered for sale with No Onward Chain.**





The accommodation is arranged in the following manner:-

A u.P.V.C replacement obscure double glazed front door leads into the:-

*Entrance Porch*

With an obscure double glazed window to the front, courtesy light, original obscure patterned glazed inner door with matching flank obscure glazed panel opens into the:-

*Entrance Hall*

With a double radiator with shelf over, built-in double airing cupboard housing the lagged hot water cylinder with slatted shelving, additional built-in cloaks storage cupboard with hanging rail, shelf and fitted light, coving, fitted carpet. A carpeted staircase rises to the first floor with high level natural light patterned obscure double glazed window to the side over the half landing, large understair storage cupboard. Original doors lead to the cloakroom, dining room/bedroom three, kitchen and garage, whilst patterned obscure glazed double casement doors lead to the:-





Main Living Room

23'6" x 12'11" approx. Dual aspect with double glazed sliding doors with matching flank panel leading out into the South Easterly rear garden with further large double glazed window to the side, two radiators, feature paved fireplace with wooden mantle and recessed coal effect gas fire, coving, fitted carpet.



Kitchen/Breakfast Room

12'10" x 10'11" approx. With a double glazed window to the rear enjoying the outlook over the South Easterly rear garden, part obscure glazed door leading out to the side. Door to a walk-in shelved pantry. An original range of base, drawer and wall mounted units, double drainer stainless steel sink unit with mixer tap, tiled splashback surround, space for cooker and space for appliances, radiator, space for breakfast table and chairs. **N.B APPLIANCES NOT TESTED**



Kitchen/Breakfast Room Continued ...



Dining Room/Ground Floor Bedroom Three

12'6" x 10'11" approx. With a double glazed window to the front, radiator, fitted carpet, coving.





Ground Floor Cloakroom

With an obscure patterned window to the side into the entrance porch, low level w.c. and pedestal wash hand basin with part tiled splashback.

**FIRST FLOOR**

Landing

With hatch to the loft space. Doors to bedrooms one, two and bathroom.

Bedroom One

18'10" x 12'10" approx. With a large double glazed window to the rear enjoying the outlook over the rear garden, large radiator, two eaves storage cupboards, fitted wardrobe with dressing table between.





Bedroom One Continued ...



Bedroom Two

18'10" x 12'6" approx. With a large double glazed window to the front, radiator, two eaves storage cupboards, fitted wardrobes with dressing unit between.





Bedroom Two Continued ..



Bathroom

12'4" x 6'7" approx. With an obscure double glazed window to the side. Original suite of panel enclosed bath, low level w.c. and pedestal wash hand basin, tiled splashback surround, chrome heated towel rail, fitted mirror. **N.B APPLIANCES NOT TESTED**





## **OUTSIDE AND GENERAL**

### **GARDENS**

#### *Front*

An open plan front garden, laid to lawn with shaped flower and shrub beds, mature trees, driveway providing onsite parking for two vehicles to the front of the garage with further driveway for an additional two vehicles leading to a covered carport.

#### *Garage*

19'2" x 12'1" approx. With an electrically operated up and over door to the front, wall mounted electric and gas meters, wall mounted electric consumer unit, plumbing for a washing machine, wall mounted 'Potterton' gas boiler, space for appliances, power and light.

#### *Rear Garden*

Immediately behind the property there is a paved sitting area leading to a shaped lawn. A shaped pathway leads to the rear. Established well stocked flower and shrub borders with mature hedgerow and foliage providing screening for neighbouring properties.



Rear Garden Continued ..



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.

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Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



## Energy Performance Certificate



22, Regis Avenue, BOGNOR REGIS, PO21 4HQ

<b>Dwelling type:</b>	Detached bungalow	<b>Reference number:</b>	9138-1052-7292-5268-4954
<b>Date of assessment:</b>	17 February 2018	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	19 February 2018	<b>Total floor area:</b>	143 m <sup>2</sup>

**Use this document to:**

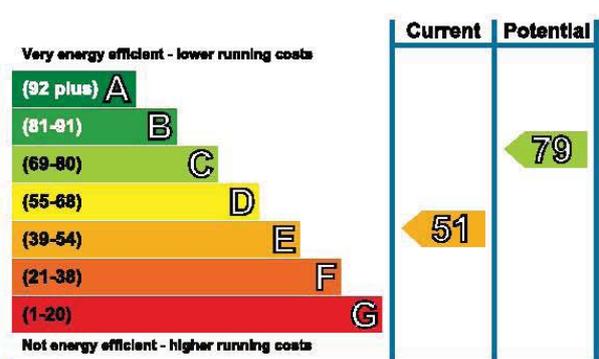
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,692</b>
<b>Over 3 years you could save</b>	<b>£ 2,067</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 246 over 3 years	
Heating	£ 3,771 over 3 years	£ 2,157 over 3 years	
Hot Water	£ 477 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 4,692</b>	<b>£ 2,625</b>	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

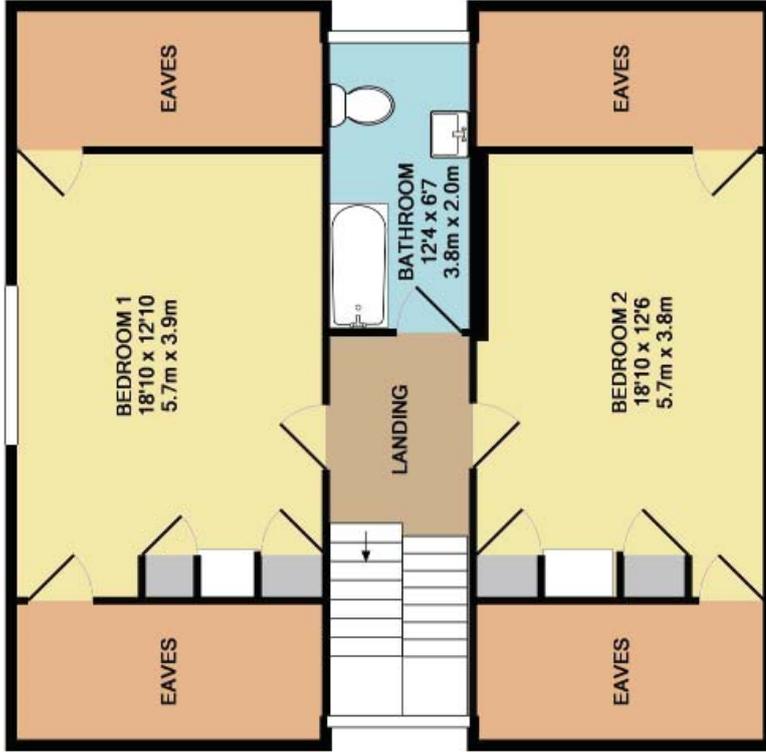
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

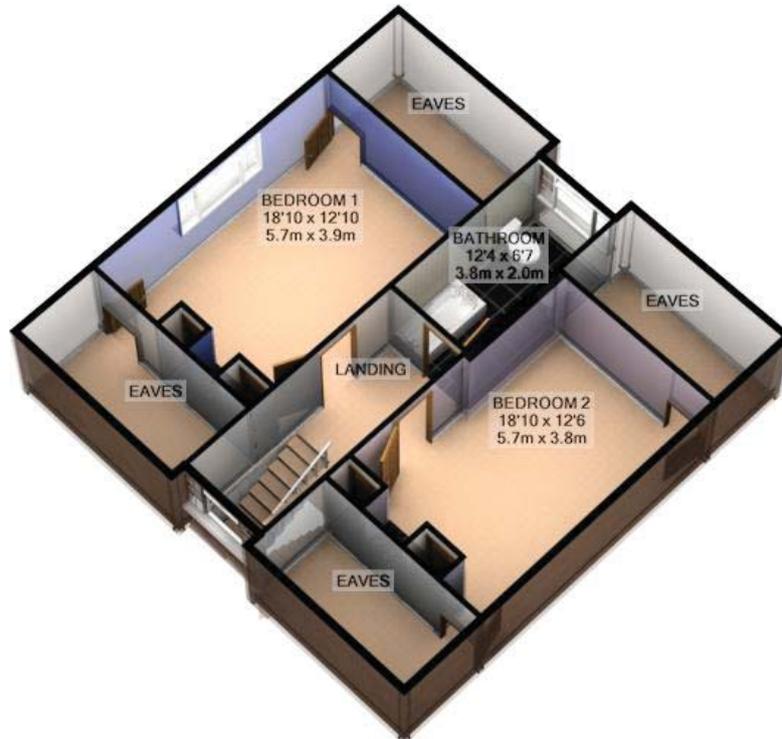
### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 741
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 252
3 Low energy lighting for all fixed outlets	£40	£ 168

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](http://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.





1ST FLOOR  
APPROX. FLOOR  
AREA 951 SQ.FT.  
(88.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1085 SQ.FT.  
(100.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2036 SQ.FT. (189.2 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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