



Coastguards



The Estate Agency for Quality Property

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**ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM,
KITCHEN/BREAKFAST ROOM, STUDY, CONSERVATORY, MASTER BEDROOM WITH EN
SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, BATHROOM,
DOUBLE GARAGE AND GARDENS
NO ONWARD CHAIN**

PRICE: £525,000 FREEHOLD

COUNCIL TAX BAND: F

EPC RATING: D

WI625

VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY

WE ARE ASSURED BY THE VENDOR THAT THE HEATING, APPLIANCES AND BUILT-IN EQUIPMENT ARE IN WORKING ORDER, WE HAVE NOT PERSONALLY TESTED ANY ITEM



Property Details

A detached four bedroom house situated in a cul-de-sac of just three properties, approximately 250 yards from the beach and close to local shops at Coastguards Parade.

The property is of brick construction under a tiled roof and the specification includes gas fired heating by radiators, u.P.V.C. double glazing, cavity wall insulation, fitted carpets, a cloakroom, a lounge, a dining room, a conservatory, a kitchen/breakfast room, a study, a master bedroom with en suite shower room, three further bedrooms, a bathroom, a double garage, gardens to three sides including a South facing rear.

NO ONWARD CHAIN





The accommodation is arranged in the following manner:-

A u.P.V.C. double glazed front door opens to the:-

Entrance Hall

A carpeted entrance hall with cloaks hanging space, radiator, coved and textured ceiling, understair cupboard, door to the:-

Cloakroom

with white suite comprising: close coupled w.c., wall mounted wash hand basin with part tiled splashback, obscure patterned double glazed window, coved and textured ceiling, vinyl floor covering, radiator.

A pair of panelled doors open from the hall to the:-

Lounge

16'4" x 11'10" max approx. A feature fireplace with stone surround and hearth, gas fired living flame fire, radiator, t.v. point, three wall light points, coved and textured ceiling, fitted carpet, double glazed French door with matching flank panelling to the conservatory. An arched opening to the:-



Lounge Continued ...





Dining Room

11'11" x 8'10" approx. A double glazed window to the rear overlooking the garden, serving hatch from the kitchen, radiator, coved and textured ceiling, fitted carpet.



Conservatory

14' x 9'10" approx. The conservatory is of u.P.V.C. double glazed construction on brick lower walls under a polycarbonate pitched roof, ceramic tiled floor, fitted vertical blinds, two wall light points, double doors to the side lead into the rear garden.



Conservatory Continued ..



A door from the entrance hall opens to the:-

Kitchen/Breakfast Room

13'3" x 10'5" approx. With a double glazed window to the front, fitted range of laminate faced floor and wall mounted storage units, roll edge work surfaces, inset 1 1/2 bowl acrylic sink unit with mixer tap, tiled splashback, built-in double oven and gas hob with cooker hood concealed above, space and plumbing for a washing machine and dishwasher, gas fired boiler, radiator, double glazed door to the side gardens, coved and textured ceiling, vinyl floor covering. **N.B. APPLIANCES NOT TESTED**



Kitchen/Breakfast Room



A further door opens from the entrance hall to the:-

Study

9'10" x 7'11" approx. with u.P.V.C. double glazed window overlooking the front garden, radiator, coved and textured ceiling, fitted carpet.



Study Continued



A carpeted staircase with half landing and u.P.V.C. double glazed window leads up to the:-

FIRST FLOOR

Landing

A carpeted landing with access via a loft ladder to the roof space, radiator, recessed airing cupboard housing the insulated hot water cylinder, door to the:-



MASTER BEDROOM SUITE

Bedroom

13'5" x 9'9" (12'5" max) approx. With a u.P.V.C. double glazed window overlooking the front garden, fitted bedroom furniture, radiator, coved and textured ceiling, fitted carpet, door to the:-



En Suite Shower Room

Fitted with a white suite comprising: double width shower cubicle with power shower, wash hand basin set in a polished stone surround with mixer tap and storage under, adjacent enclosed cistern w.c., storage cupboards, wall mirror with lights, obscure double glazed window, heated towel rail, coved and textured ceiling, inset ceiling spot lighting, part tiled walls, fitted carpet.



En Suite Shower Room
Continued ...



Bedroom Two

11'1" x 8'11" approx. With a u.P.V.C. double glazed window overlooking the rear garden, recessed double wardrobe with additional storage over, radiator, coved and textured ceiling, fitted carpet.





Bedroom Three

11' x 8'11" approx. With a double glazed window overlooking the rear garden, two further wardrobes with additional storage over the bed space, radiator, coved and textured ceiling, fitted carpet.



Bedroom Four

9'11" x 7'11" approx. With a double u.P.V.C. double glazed window overlooking the front garden, further single wardrobe with cupboard over, radiator, coved and textured ceiling, fitted carpet.

Bathroom

with white suite comprising: panelled 'P' shaped bath with mixer tap, shower and glazed screen, pedestal wash hand basin, low level w.c., heated towel rail/radiator, ceramic tiled walls, u.P.V.C. double glazed window to the rear, coved and textured ceiling with inset lights, wall mirror with lights.



OUTSIDE AND GENERAL

Garage

17'6" x 18'1" approx. A detached double garage with twin up and over doors (one with electric opener), power, light, window and door opening to the rear garden.

GARDENS

Front

The front garden is enclosed by a brick wall with an asphalt drive leading to the garage and providing hardstanding for additional vehicles. The remainder of the garden is covered with slate chippings, providing further hardstanding and shrub borders. A brick edged paved path leads to the entrance and on through a pair of wrought iron gates to the:-

Rear

The rear gardens are split into two distinct area, the area which is adjacent to the house faces South West and has maximum dimensions of 54' x 48', is laid to lawn with shrub borders, a central bed and an area of brick edged paved patio which continues around the West side of the house. A paved footpath leads from the patio around to the second area of garden which has maximum dimensions of 64' x 38'. This area, which is enclosed by brick walls and timber fencing, is laid to lawn with inset trees, garden shed and aluminium framed greenhouse.



Rear Contd





Energy Performance Certificate 

1, Fishermans Walk, BOGNOR REGIS, PO21 4BU

Dwelling type: Detached house **Reference number:** 8457-7526-0480-4940-9992
Date of assessment: 10 June 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 June 2013 **Total floor area:** 125 m²

Use this document to:

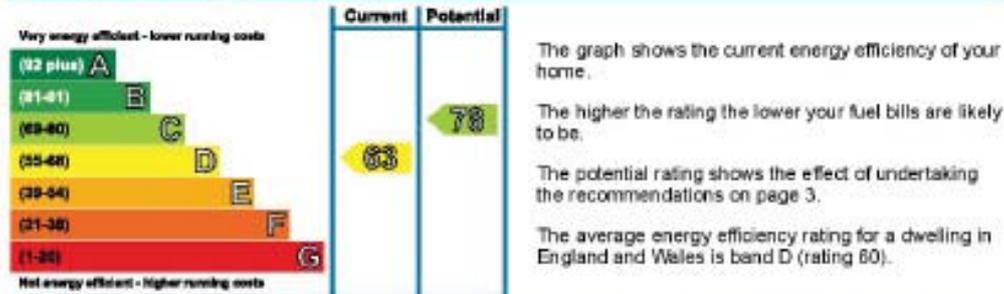
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,063
Over 3 years you could save	£ 621

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 189 over 3 years	
Heating	£ 2,328 over 3 years	£ 2,001 over 3 years	
Hot Water	£ 393 over 3 years	£ 252 over 3 years	
Totals	£ 3,063	£ 2,442	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

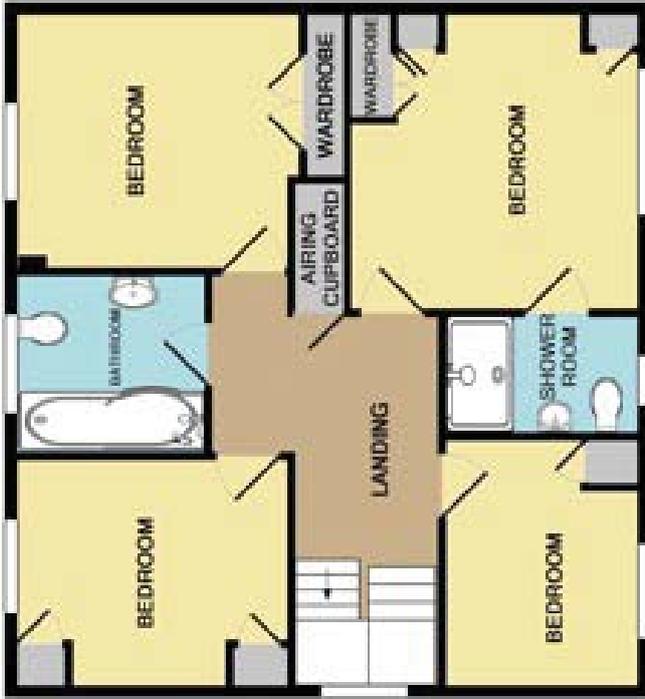
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 258	
2 Low energy lighting for all fixed outlets	£160	£ 128	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 114	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

All reasonable care has been taken in the preparation of these details but their accuracy cannot be guaranteed and they do not form part of any offer or contract.

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



1ST FLOOR
APPROX. FLOOR
AREA 882 SQ.FT.
(81.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 870 SQ.FT.
(80.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1551 SQ.FT. (144.1 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other details 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 682 SQ.FT.
(63.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 870 SQ.FT.
(80.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1551 SQ.FT. (144.1 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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