



Coastguards



The Estate Agency for Coastal Property

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**ENTRANCE HALL, LIVING ROOM, KITCHEN, CONSERVATORY, GROUND FLOOR DOUBLE
BEDROOM, GROUND FLOOR BATHROOM.
FIRST FLOOR SUITE WITH DOUBLE BEDROOM AND BATH/SHOWER ROOM.
DRIVEWAY, GARDEN AND CARPORT.**

PRICE: £310,000 FREEHOLD

COUNCIL TAX BAND: D

EPC RATING: C

HA349

VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY



Property Details

A two bedroom detached chalet style property constructed circa 2004 forming part of a small private estate on the edge of the popular Aldwick Park residential development.

The property provides versatile accommodation with a welcoming entrance hall, generous living room, rear aspect kitchen with integrated oven, hob, hood, dishwasher and fridge/freezer, rear double glazed conservatory, ground floor front aspect double bedroom with built-in double wardrobe, ground floor bathroom, first floor suite of generous double bedroom and bath/shower room.

The property further provides double glazing and a gas heating system via radiators.

Externally there is an open plan lawned frontage with shingle driveway providing onsite parking for two vehicles along with a barn style carport situated adjacent to the neighbouring property.

To the rear is a fully enclosed garden.

N.B This property is offered For Sale with NO ONWARD CHAIN





The accommodation is arranged in the following manner:-

Front door leads into the:-

Entrance Hall

With two double glazed windows to the front, ceramic tiled flooring, large double radiator. Feature carpeted staircase with handrail/balustrade rises to the First Floor. Large understair storage cupboard housing the modern electric consumer unit with fitted light. Modern internal doors lead to ground floor bedroom two, bathroom, kitchen and an open plan walkway leads through into the:-

Main Living Room

22' x 10'6" approx. A dual aspect room with a double glazed window to the side, double glazed patio doors leading to the rear into the conservatory, two radiators, fitted carpet, coving.





Main Living Room Continued ..



Kitchen

12'11 x 11' approx. With a double glazed window to the rear enjoying the outlook into the rear garden and a double glazed door leading into the conservatory, radiator. Fitted in light grain matching base, drawer and wall mounted units with fitted work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splashback surround, integrated four burner 'Neff' gas hob with oven under and hood over, space and plumbing for a washing machine, concealed integrated dishwasher and fridge/freezer, space for additional appliance, coving, inset ceiling spot lighting, ceramic tiled flooring. **N.B APPLIANCES NOT TESTED**



Kitchen Continued ...



Conservatory

13'6" x 9'3" approx. With double glazed windows to both sides and rear, radiator, ceramic tiled flooring, electric underfloor heating, double glazed door to the side leads out to the rear garden.





Ground Floor Bedroom

11'9" x 10'6" approx. With a double glazed window to the front, radiator, built-in double wardrobe with hanging rail and shelf (excluded from the room measurements), fitted carpet, coving.



Ground Floor Bathroom

7'6" x 7'3" approx. With an obscure double glazed window to the side. Modern white suite of panelled bath with mixer tap and shower attachment, fitted glazed shower screen, shaped wash hand basin with mixer tap inset into work surface surround with double storage unit under and adjacent enclosed cistern w.c., tiled walls and flooring, chrome ladder style heated towel rail, inset ceiling lighting, coving, extractor, strip light/shaver point. **N.B APPLIANCES NOT TESTED**



Ground Floor Bathroom Continued ...



FIRST FLOOR

Landing

From the entrance hall a carpeted staircase rises to the first floor landing with large built-in airing cupboard housing the water cylinder with part slatted shelving, access hatch to the eaves storage. Further modern doors lead from the landing into the:-

BEDROOM SUITE

Bedroom

16'10" x 13'10" overall plus window recess of 3'10" x 2'4" approx. With a dormer style double glazed window to the rear and skylight window to the side, built-in generous wardrobe with hanging rail/shelf, hatch to the eaves storage, fitted carpet.



Bedroom Continued ...



Bathroom/Shower Room

9'8" x 5'6" approx. With a skylight window to the side, white suite of panelled bath with mixer tap, walk-in shower cubicle with fitted shower unit, close coupled w.c. and pedestal wash hand basin, electric shaver point, tiled flooring and tiled walls, chrome ladder style heated towel rail, inset ceiling spot lighting. **N.B APPLIANCES NOT TESTED**





OUTSIDE AND GENERAL

Front

Open plan laid to lawn with shingle driveway providing onsite parking for two vehicles. Gate at the side of the property leads to the rear garden.

Carport

Situated adjacent to the neighbouring property.

Rear

With fencing to one side and rear and with brick wall to the other side. Raised well stocked borders. Timber storage shed, paved sitting areas with shingle surround.





Energy Performance Certificate HM Government

16, Coventry Close, BOGNOR REGIS, PO21 3RT

Dwelling type: Detached house **Reference number:** 0328-1093-7292-5368-1934
Date of assessment: 02 February 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 02 February 2018 **Total floor area:** 97 m²

Use this document to:

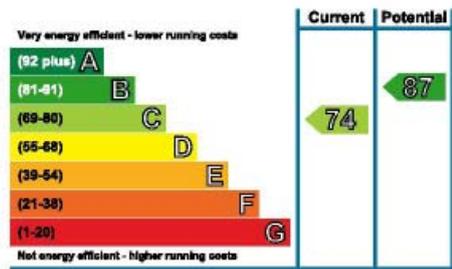
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,875
Over 3 years you could save	£ 318

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 204 over 3 years	
Heating	£ 1,101 over 3 years	£ 1,137 over 3 years	
Hot Water	£ 363 over 3 years	£ 216 over 3 years	
Totals	£ 1,875	£ 1,557	

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 Low energy lighting for all fixed outlets	£65	£ 180
2 Solar water heating	£4,000 - £6,000	£ 141
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 1,011

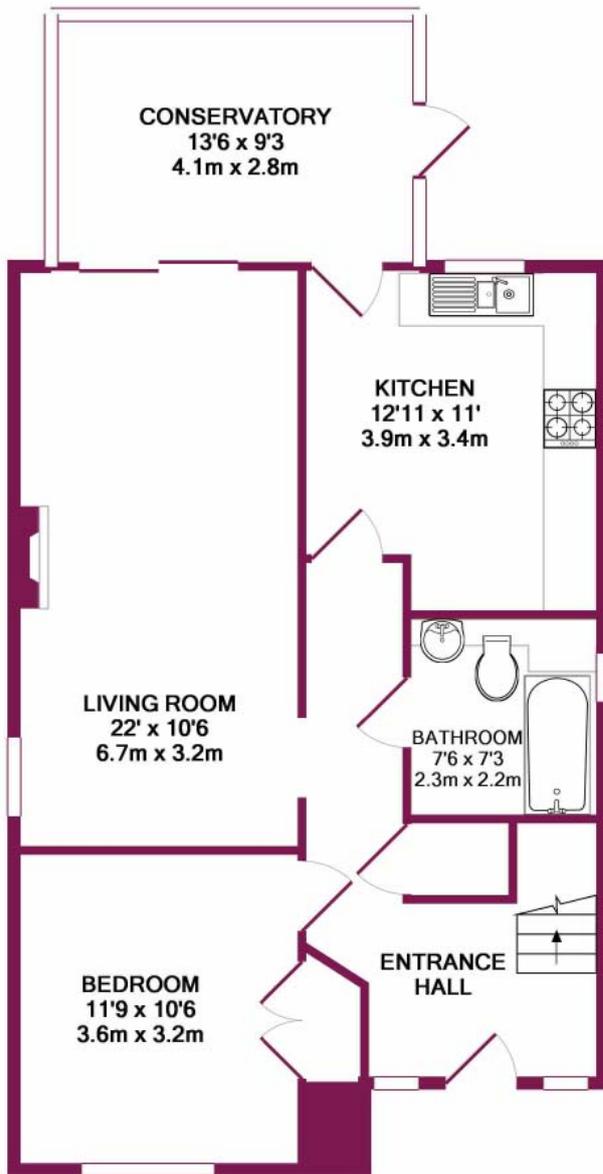
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.

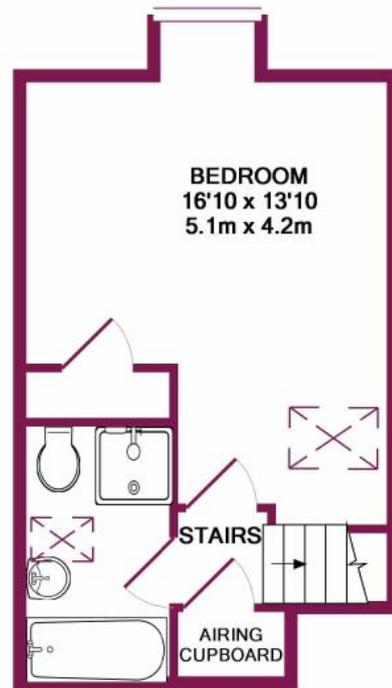
Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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



GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)

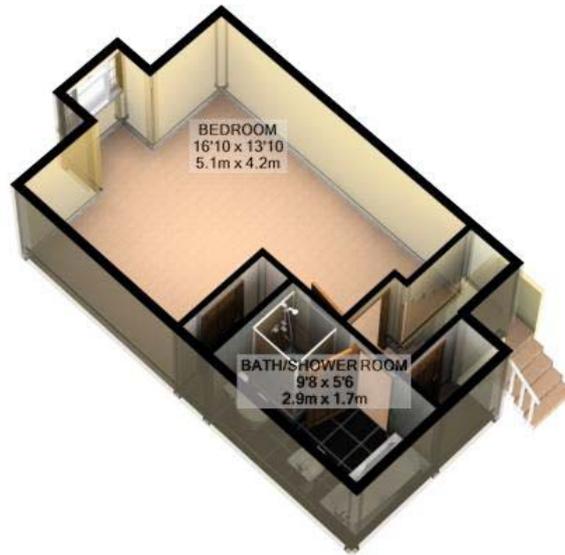


1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)

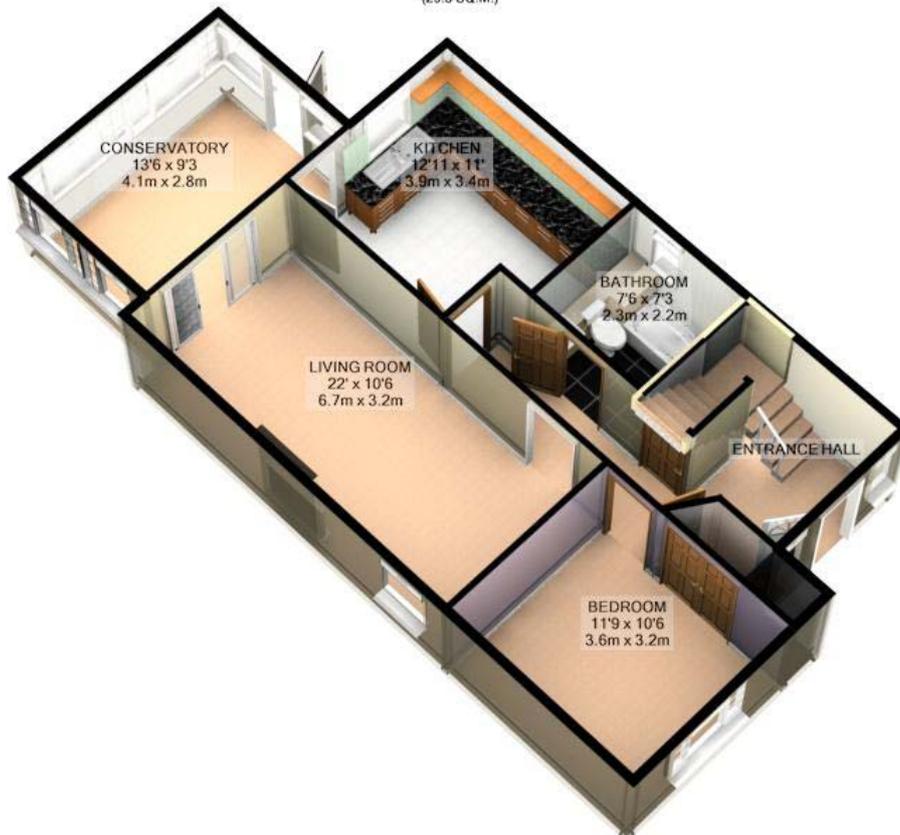
TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (107.0 SQ.M.)

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 315 SQ.FT.
(29.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (107.0 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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