28 Apple Grove
Aldwick Bay Estate | Aldwick | West Sussex | PO21 4NB

Price £695,000
Freehold
Features

- Superbly Appointed Detached Residence
- Impeccably Well Presented Throughout
- Highly Versatile Accommodation
- Idyllic Private Estate Setting

The sought after Aldwick Bay private estate was originally created in the late 1920s and has evolved throughout the years to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers with the perfect coastal escape, the Aldwick Bay Estate has become one of the most desirable areas to reside along this coastal stretch.

This property was originally constructed in the 1960’s and sits among similarly styled detached properties. The estate offers tree lined roads, a mix of architecture and beautifully tended common areas with walkways leading onto the beach, which is now an area of Special Scientific Interest. The annual estate charge is £240 per annum discounted to £205 for prompt payment.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, the famous Festival Theatre and cathedral.
Occupying a generous corner plot with a large frontage and double width driveway, this detached residence has been the subject of extensive improvements by the current owners throughout the years and now provides exceptionally well presented and incredibly light and airy accommodation. A recessed storm porch protects the oversize front door which leads into a spacious entrance hall with large polished tiled floor and feature staircase which rises to the first floor. Modern internal doors lead to the refurbished ground floor cloakroom with wc and wash basin, the L-shaped open plan living/dining room and the generous triple aspect sitting room with feature log burner and French doors to the rear garden.

The open plan living room provides a dining area with double doors leading through to an impressive rear aspect kitchen/breakfast room with French doors leading out to the rear garden, a comprehensive range of matching units and work surfaces, feature island/breakfast bar, integrated double oven, hob, hood, fridge/freezer and dishwasher. From the kitchen an internal hall with generous built-in pantry cupboard and additional storage cupboard leads through to a useful third reception room at the rear which lends itself to a multitude of uses including potential to incorporate an annexe if desired with doors leading to a modern ground floor shower room with corner shower cubicle, wc and wash basin and a separate utility room with fitted work surface, sink and plenty of space for appliances. A further door leads into the adjoining garage.
The first floor provides an impressive front aspect landing with space for a reading chair or home office with a generous built-in storage cupboard. Modern doors lead to bedrooms 1, 2, 3 and the family bath/shower room. The dual aspect master bedroom has been tastefully decorated and provides a modern good size en suite shower room with over size walk-in shower, wc and wash basin with storage unit under. Bedroom 2 houses the built-in airing cupboard and a double wardrobe and enjoys the outlook over the rear garden, while bedroom 3 provides a large walk-in wardrobe/dressing room. The family bath/shower room has been completely refurbished with a white suite of shaped bath, walk-in shower cubicle, wash basin and wc.

The property further provides an updated modern gas heating system via radiators and replacement double glazing.

Externally there is a generous double width driveway providing on site parking for several vehicles in front of the attached double garage with workshop area. The generous frontage is predominantly laid to lawn with shaped borders and a large paved terrace. Shrubs border the front boundary. A gate at the side of the property leads into the rear garden where there is a central lawn with flower/shrub border, and paved pathway leading around the rear of the property to a paved sitting area.

To arrange a viewing contact 01243 267026
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.