



Coastguards



The Estate Agency for Quality Property

6 Coastguards Parade
Barrack Lane
Craigweil-on-Sea
Bognor Regis
West Sussex
PO21 4DX

'Shanagarry'
40a Kingsway
Craigweil Private Estate
Aldwick
West Sussex, PO21 4DL

Tel No: (01243) 267026

Fax No: (01243) 267635

E:mail: office@coastguardsproperty.co.uk

www.coastguardsproperty.co.uk



ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, GROUND FLOOR BEDROOM AND SHOWER ROOM, STUDY/BEDROOM FOUR, MASTER BEDROOM WITH EN SUITE BATHROOM, GUEST BEDROOM WITH EN SUITE SHOWER ROOM, DOUBLE GARAGE AND GARDENS

GUIDE PRICE: £695,000 FREEHOLD

COUNCIL TAX BAND: G

ESTATE MAINTENANCE CHARGE: £ p.a

EPC RATING: D

PO695

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



The accommodation is arranged in the following manner:-

A covered entrance with panelled front door and u.P.V.C double glazed flank windows opening to the:-

Entrance Hall

With oak strip flooring, feature arch, two radiators, corniced ceiling. Doors to cloakroom, kitchen and dining room. Glazed double casement doors to sitting room. Carpeted stairs rise to the first floor landing, understairs cupboard housing the gas fired boiler servicing the heating and domestic hot water supply. Doors to the ground floor bedroom four/study and ground floor shower room and ground floor bedroom three.

Cloakroom

With white suite comprising: low level w.c with concealed cistern, vanity unit with oval wash hand basin and mixer tap in laminate surround with cupboards under, half tiled walls, ceramic tiled floor, u.P.V.C double glazed window, radiator, coved ceiling with access into small roof space, extractor fan.

A pair of timber doors with bevelled glass panels open from the hall to the:-

Sitting Room

21'9" x 14' approx. A dual aspect room with double glazed sliding doors opening to the patio and garden, further double glazed side window, open fireplace with timber surround, marble face and hearth, fitted living flame fire, t.v and telephone points, two radiators, corniced ceiling, fitted carpet, arched opening to the:-

*Dining Room*

13'8" x 11'6" approx. With double glazed french doors opening to the patio, two u.P.V.C double glazed flank windows, oak strip flooring, corniced ceiling, two wall light points, radiator. Door to the entrance hall, part glazed door to the:-

*Kitchen/Breakfast Room*

16'7" x 11'6" approx. With dual aspect double glazed windows overlooking the front garden, built-in range of oak faced floor and wall mounted storage units including stained glass display units, sliding larder cupboards and carousel unit, polished marble work surfaces with inset 1 1/2 bowl stainless steel sink unit and mixer tap, built-in appliances comprising: 'De Dietrich' double oven and microwave oven, integrated fridge/freezer, dishwasher and an automatic washing machine, inset gas hob with extractor over, radiator, coved ceiling with inset lights, ceramic tiled floor, door to the entrance hall.

N.B. APPLIANCES NOT TESTED



Kit/Breakfast Rm Contd ..



A corridor leads from the entrance hall to the:-

Study/Bedroom Four

11'6" x 11'6" approx. With double glazed window overlooking the front garden, built-in office furniture with storage cupboard, desks and shelving, telephone point, built-in double wardrobe, coved ceiling, oak strip flooring.

Ground Floor Bedroom

12'11" x 11'7" approx. With u.P.V.C. double glazed window overlooking the rear garden, two built-in double wardrobes, radiator, coved ceiling, fitted carpet.



Shower Room

With glazed double shower cubicle, vanity wash hand basin with mixer tap in laminate surround and cupboards under, low level w.c. with concealed cistern, radiator, u.P.V.C double glazed window, ceramic tiled walls and floor, wall mirror, shaver point, lights, coved ceiling with inset lights, extractor.



A carpeted staircase with half landing leads to the:-

FIRST FLOOR

Landing

A carpeted landing with double glazed windows overlooking the front garden, recessed double wardrobe housing the insulated hot water cylinder with immersion heater, wall mounted temperature control, coved ceiling. Doors to Bedrooms One and Two.

**MASTER BEDROOM SUITE***Bedroom*

19'3" (max) x 14'1" approx. With double glazed window overlooking the rear garden, two built-in double wardrobes, radiator, two wall light points, telephone point, coved ceiling, fitted carpet, door to the:-

En Suite Bathroom

With white suite comprising: panelled bath with shower mixer, recessed glazed shower cubicle, vanity unit with wash hand basin and mixer tap in laminate surround, low level w.c. and concealed cistern, wall mirror, wall lights, shaver point, radiator, two built-in cupboards, ceramic tiled walls and floor, double glazed window overlooking the front garden, coved ceiling with inset lights, extractor.

N.B APPLIANCES NOT TESTED



**GUEST BEDROOM SUITE***Bedroom*

13' (19'4" into door recess) x 9'8" approx. to built-in cupboards. With double glazed window overlooking the rear garden, full wall of built-in cupboards, including two doubles with central mirror fronted units, radiator, t.v. point, coved ceiling with access via a fitted loft ladder to the roof space, fitted carpet, door to the:-

*En Suite Shower Room*

Obscure double glazed window to side, fully tiled walls and tiled floor, large double walk-in shower cubicle with shower unit, radiator, two wall light points over a vanity unit with circular wash hand basin with mixer tap and shaver point, enclosed cistern w.c., extractor, inset ceiling spot lights.

N.B APPLIANCES NOT TESTED

**OUTSIDE AND GENERAL***Garage*

17'3" x 16'10" approx. A detached garage of brick construction with electrically operated up and over door under a tiled roof with half glazed personal door, power and light.

GARDENS*Front*

The front garden takes the form of a good sized brick paved courtyard providing hardstanding for additional vehicles, Gates to either side of the house allow access around to the:-

Rear

68' x 48' approx. A South facing garden, enclosed by timber fencing and laid to lawn with a brick edged paved patio and shrub borders with inset trees and a timber garden shed. External lights and a hosepoint are provided.





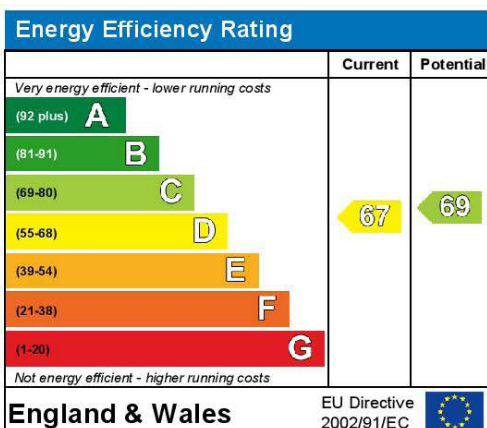
Energy Performance Certificate



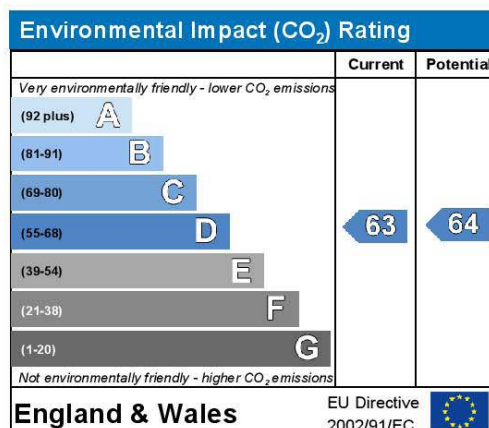
40a, Kingsway
BOGNOR REGIS
PO21 4DL

Dwelling type: Detached house
Date of assessment: 20 January 2010
Date of certificate: 21 January 2010
Reference number: 2908-7066-6299-7910-6990
Type of assessment: RdSAP, existing dwelling
Total floor area: 180 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	209 kWh/m ² per year	201 kWh/m ² per year
Carbon dioxide emissions	6.3 tonnes per year	6.1 tonnes per year
Lighting	£187 per year	£97 per year
Heating	£815 per year	£837 per year
Hot water	£162 per year	£162 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

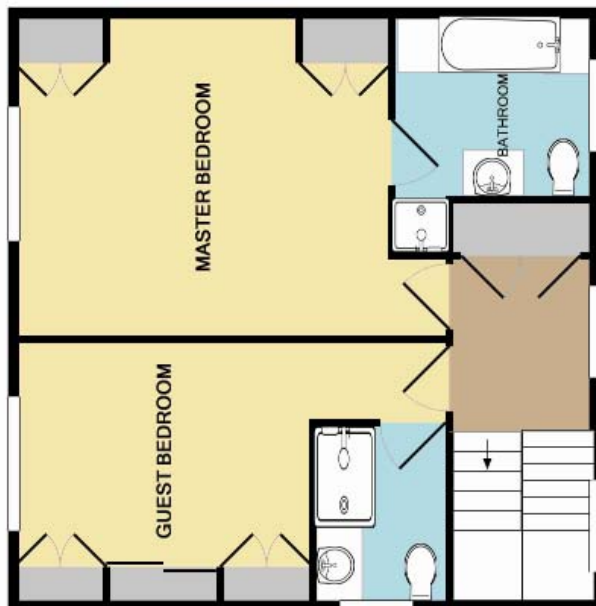
To see how this home can achieve its potential rating please see the recommended measures.



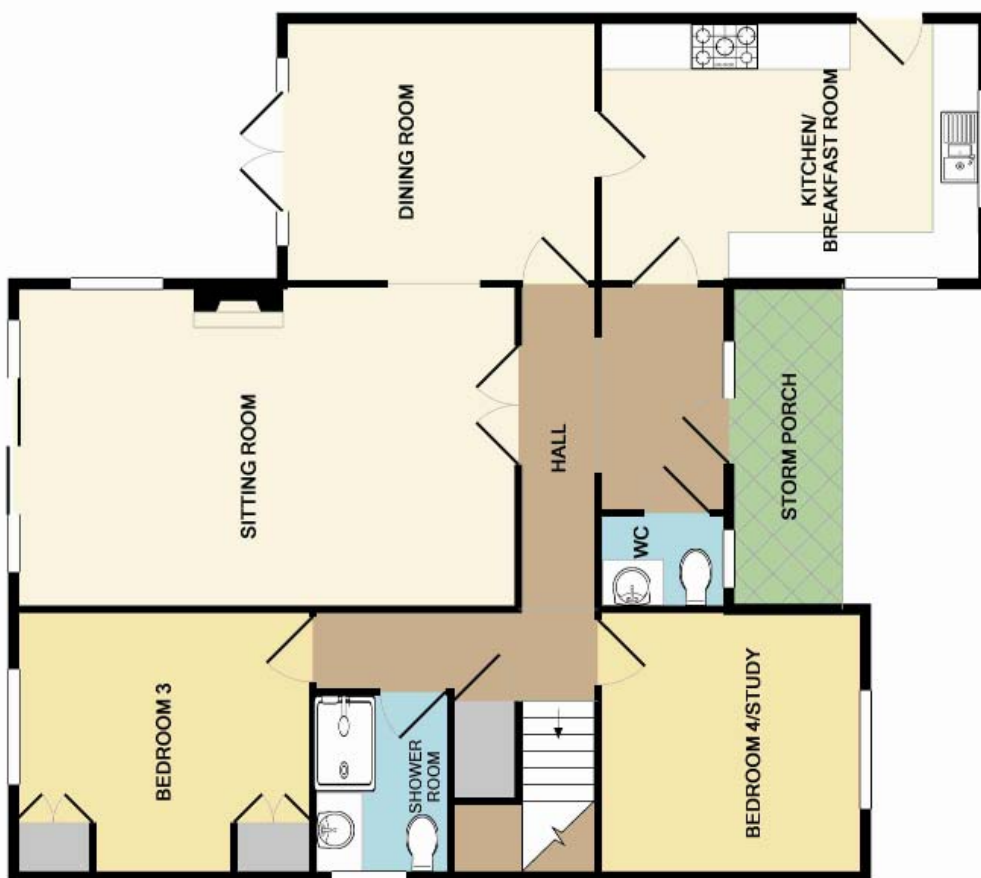
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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. 897 3825 59



1ST FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1209 SQ.FT.
(112.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1854 SQ.FT. (172.3 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

Made with Metropix ©2015



1ST FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1279 SQ.FT.
(118.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1924 SQ.FT. (178.7 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
Made with Metropix ©2015