



# Coastguards



*The Estate Agency for Quality Property*

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**ENTRANCE HALL, INNER HALL, SITTING ROOM, SUN/GARDEN ROOM, KITCHEN,  
CONSERVATORY, THREE BEDROOMS, BATHROOM,  
GARDENS**

PRICE: £475,000 FREEHOLD

COUNCIL TAX BAND: F

ESTATE SERVICE CHARGE: £163.00 p/a for 2018-2019

EPC RATING: F

NE475

**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

An incredibly rare opportunity to acquire a three bedroom single storey residence, reputed to have been constructed in the late 1920's, as one of a pair of gatehouses leading to a small courtyard development within a private estate setting, which provides private gated access to the nearby beach.

The courtyard was believed to have been originally constructed to form stabling for racehorses and residential quarter for the groundsman of what was originally one main residence occupying Aldwick Place.

This particular property retains enormous charm and character from its original era with wonderful gothic style windows, high ceilings (9'6) and deceptively spacious accommodation which comprises: welcoming entrance hall, kitchen, generous conservatory, sitting room, sun/garden room, three bedrooms and a bathroom.

The property further offers a gas heating system via radiators and large loft space which creates enormous storage or potential to convert (subject to the necessary consents).

Externally the property provides onsite parking at the front for two cars with further parking within the courtyard and a garage with attic room over.

The part walled generous gardens are a real feature and provide a lawn with raised beds. An internal inspection of this historic home is essential to fully appreciate everything on offer.





The accommodation is arranged in the following manner:-

A feature original gothic style part glazed front door opens into the large welcoming entrance hall.

## Entrance Hall

With two gothic style original windows to the front with original tiled sills, radiator concealed by a decorative cover, large part shelved cloaks storage cupboard and additional storage cupboard housing the wall mounted 'Baxi' gas boiler, additional low level cupboard housing the electric meter and consumer unit, hatch to the large fully boarded loft space, coving, wall mounted temperature control. Original doors lead to the kitchen, sitting room, bath/shower room and bedroom one.



A further original door leads through to an:-

## Inner Hall

With two original gothic style windows with original tiled sills to the side, large radiator concealed by a decorative cover, exposed herringbone parquet flooring, coving. Further deep storage cupboard and two original doors to bedrooms two and three.



Sitting Room

15'8" x 13'10" plus recess approx. A dual aspect room with feature secondary glazed original gothic style window to the side with tiled sill and original gothic style French doors with feature windows over leading into a rear garden/sun room. With feature exposed brick open fireplace with tiled hearth and mantle, adjacent display alcove with lighting, fitted glazed shelving and further shelving under, two wall light points, large radiator concealed by decorative cover, fitted carpet, coving.





Sun Room/Garden Room

11'8" x 7'10" at base approx. With windows to both sides and rear with French doors leading out into the rear garden, tiled flooring, large radiator, fitted shelving.



Kitchen

13'8" x 10'6" approx. Fitted in a range of 'Shaker' style base and wall mounted units incorporating plate rack and shelf, granite work surface, butler style sink unit with brass effect antique style mixer tap with drainer incorporated into the granite work surface, space and plumbing for a washing machine and dishwasher, space for fridge/freezer, space for gas cooker, coving, ladder style heated towel rail, feature gothic window with granite sill to the front, original glazed door with gothic style feature natural light windows over leads through into the large conservatory.

**N.B APPLIANCES NOT TESTED**



Kitchen Continued ..



Conservatory

18'8" x 11'4" approx. With double glazed windows to the front, side and rear with double glazed French doors leading out into the rear garden, tiled flooring. Recessed storage cupboards with fitted shelves and louvre fronted doors, fitted blinds.





Bedroom One

11' x 10'4" approx. With a feature gothic style window to the rear enjoying the outlook onto the rear garden, tiled sill, radiator, coving, fitted carpet.



Bedroom Two

13'6" x 9'6" approx. With a gothic style window to the side with the outlook into the courtyard, tiled sill, large shaped pedestal wash hand basin with tiled splashback, exposed herringbone parquet flooring, further hatch to the loft space, recessed shelved storage cupboard with drawer unit under, additional built-in single wardrobe with hanging rail and shelf, coving.

Bedroom Three

13'1" x 11'6" approx. With a gothic style window to the side, tiled sill, part obscure glazed door leading to the other side into the courtyard, exposed herringbone parquet flooring, radiator, coving.



Bathroom

With a gothic style window to the rear, walk-in corner shower cubicle with fitted shower, feature roll top freestanding claw bath, pedestal wash hand basin, close coupled w.c, tiled splashback surround, tiled floor, ladder style heated towel rail.



**OUTSIDE AND GENERAL**

**GARDENS**

Front

The property is approached via a delightful courtyard setting which is the former stable block, double gates lead through into the shared shingle driveway which approaches the original flagstone path leading to the front door, further vehicular access onto a block paved frontage provides onsite parking for two vehicles behind fencing. The front is laid to paving with a step rising to the front door with adjacent flower and shrub border.



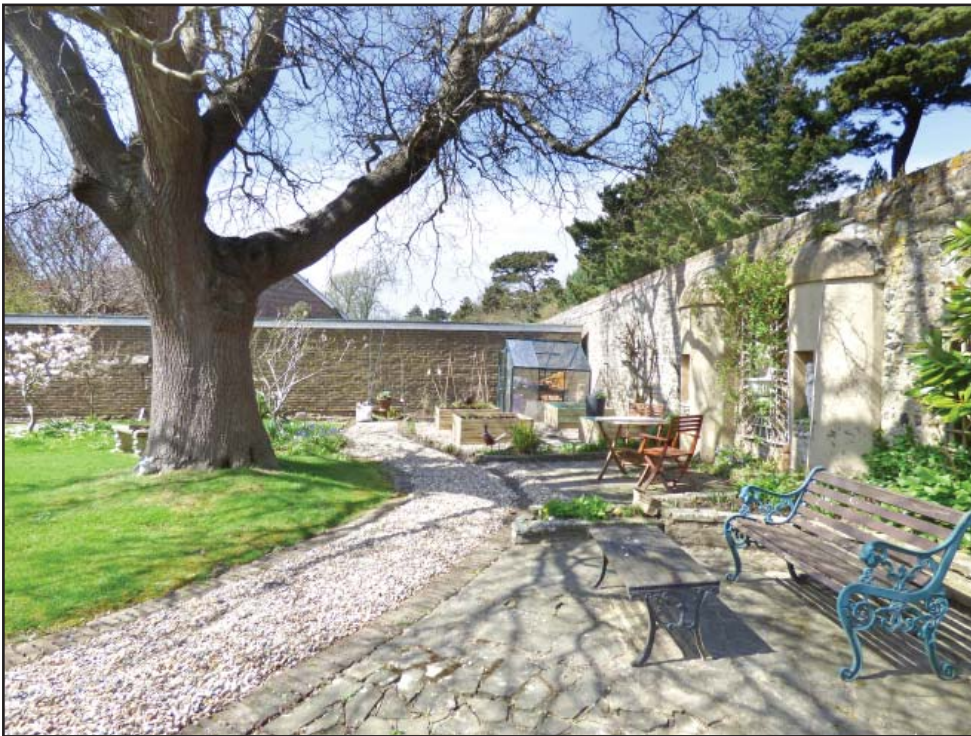


Garage

15'2" x 12'3" approx. Situated within the courtyard, this former stable block provides a triple door to the front, lined with teak panelling to walls, power and light with a wooden ladder style staircase to a first floor boarded attic forming useful storage space.

Rear Garden

Predominantly laid to lawn, timber Summer house, greenhouse, original part flint wall to side boundary with brick walling to the rear and fencing to the other side. Shingle shaped pathway, stone paved sitting patio areas, raised flower and shrub beds, shingle path around to the front, mature tree, mature shrubs.





Energy Performance Certificate HM Government

47, Fish Lane, BOGNOR REGIS, PO21 3AB
Dwelling type: End-terrace bungalow
Date of assessment: 10 March 2016
Date of certificate: 10 March 2016
Reference number: 8406-3304-8129-5697-6763
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 m²

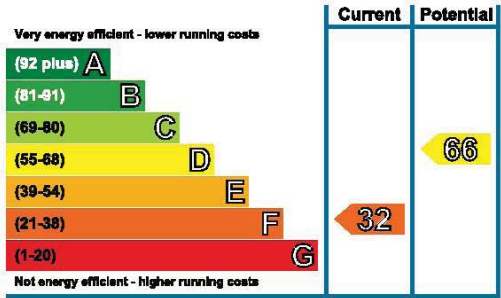
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Table with 2 columns: Description, Amount. Estimated energy costs of dwelling for 3 years: £ 4,425. Over 3 years you could save £ 1,668.

Table with 4 columns: Category, Current costs, Potential costs, Potential future savings. Rows for Lighting, Heating, Hot Water, and Totals. Includes a green arrow graphic pointing to 'You could save £ 1,668 over 3 years'.

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

Table with 4 columns: Recommended measures, Indicative cost, Typical savings over 3 years, Available with Green Deal. Rows for Cavity wall insulation, Floor insulation (solid floor), Draught proofing.

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 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 but their accuracy cannot be guaranteed and they do not form part of any offer or contract.

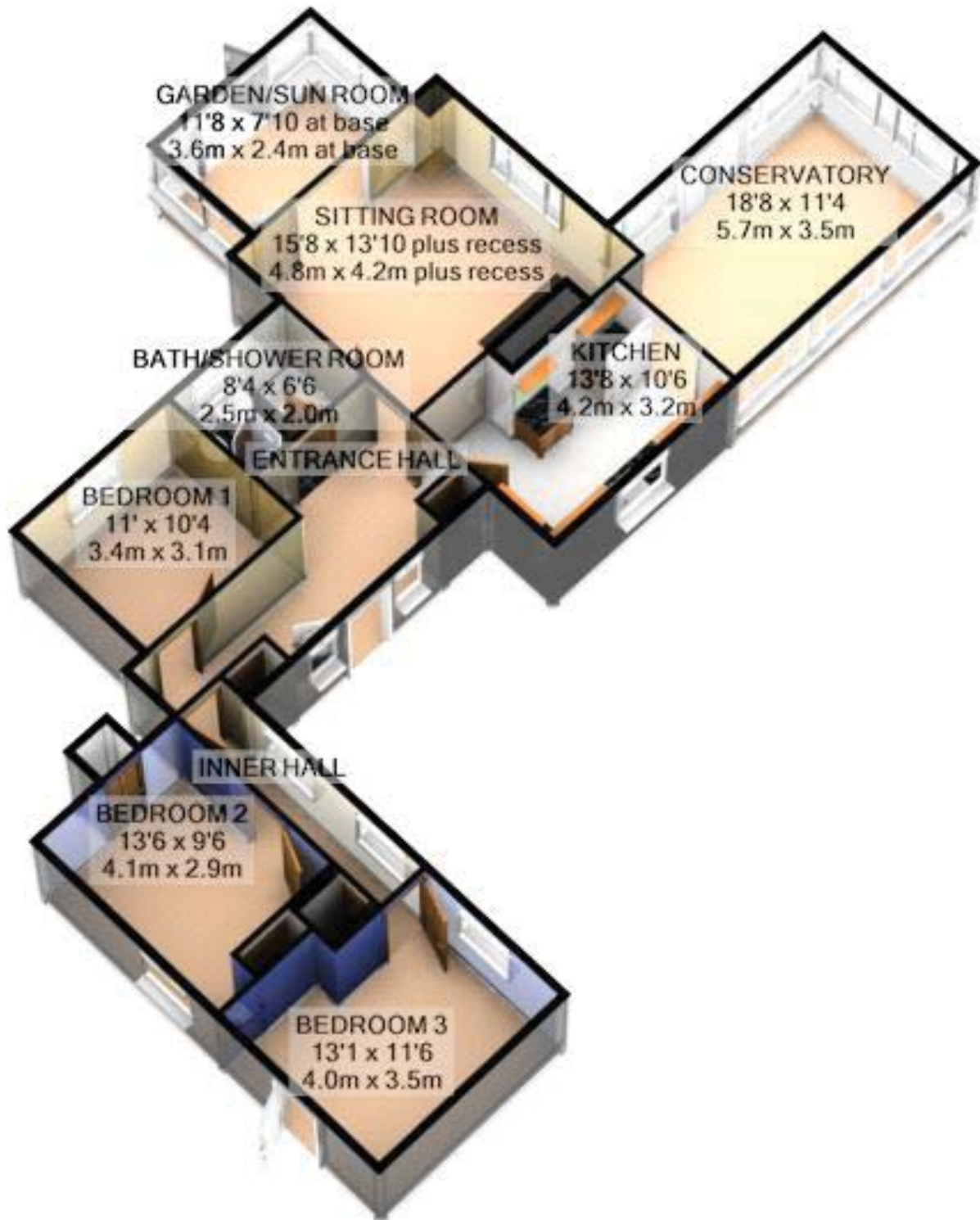
Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum
Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 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 is given as to their operability or efficiency can be given.

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TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 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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