



Coastguards



The Estate Agency for Quality Property

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**ENTRANCE PORCH, HALL, KITCHEN, THREE SEPARATE RECEPTION ROOMS,
CONSERVATORY, THREE BEDROOMS, BATH/SHOWER ROOM, CLOAKROOM (2ND WC).
DRIVEWAY, DOUBLE GARAGE & WORKSHOP, HALF ACRE PLOT.
NO ONWARD CHAIN.**

PRICE: £695,000 FREEHOLD

COUNCIL TAX BAND: F

EPC RATING: D

DY695

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

Offered for sale for the very first time since its construction in the early 1980s, this detached single storey residence is an incredibly rare find.

Tucked at the far end of a private drive which leads to just two bungalows, the property boasts superb grounds of approximately half an acre which have been tastefully laid to gardens including an area of orchard with fruit trees, providing a real gardeners paradise.

The accommodation offers an entrance porch leading to a generous welcoming hallway, three separate good size reception rooms, hardwood conservatory, modern kitchen, three bedrooms, modern bathroom with bath and shower cubicle and separate cloakroom (2nd wc). With such a generous plot the property provides enormous scope to extend (subject to the necessary consents).

Externally there is a driveway providing onsite parking and a detached double garage with adjoining good size workshop at the rear.

A viewing is essential to fully appreciate everything this truly unique property has to offer.

NB – This property is offered For Sale with No Onward Chain.





The accommodation is arranged in the following manner:-

Hardwood French doors at the front of the property lead into the:-

Entrance Porch

7' x 3' 10 approx. With windows to the front and side. Paved flooring. An original glazed hardwood front door leads into the:

Entrance Hall

With natural light glazed panels to the side, built-in double cloaks storage cupboard housing the electric meter and fuse box, additional built-in double airing cupboard housing the lagged hot water cylinder with slatted shelving, hatch to the insulated and part boarded loft space with fitted ladder and light, wall mounted temperature control, radiator, fitted carpet. A glazed patterned casement door with matching natural light flank panelling leads through to the:-





Sitting Room

21' x 14' 8 approx. A dual aspect room with feature double glazed semi-circular bow window to the side with large sill and additional double glazed window to the other side. Exposed brick chimney breast and fireplace with solid wooden mantel and raised tiled hearth housing a recessed coal effect gas fire, two radiators, fitted carpet.





A stable style door leads into the:-

Garden/Sun Room

18' 6 x 10' 2 approx. A feature triple aspect room with vaulted panelled ceiling, double glazed sliding patio doors to the front and both sides, part exposed brick and wood clad chimney breast, radiator, paved flooring.





Conservatory

18' 10 x 10' overall approx. A hardwood conservatory with windows to the front and side with sliding patio doors leading out to both sides, radiator and paved flooring.



Kitchen

17' 8 x 8' 10 approx. With a double glazed window to the front and stable style uPVC door to the side leading out to the driveway. Modern range of matching base, drawer and wall mounted units (with under lighting), fitted light grain wood effect roll edge work surfaces, inset one and a half bowl single drainer sink unit with modern mixer tap, tiled splash back surround, integrated Delonghi four ring gas hob with Stoves gas double oven under and stainless steel effect hood/light over with stainless steel splash back. Space and plumbing for a washing machine and dishwasher, space for an additional under counter appliance. Wall mounted Potterton gas boiler concealed in wall mounted unit with programmer control under. Radiator. Space for a breakfast table and chairs. **N.B APPLIANCES NOT TESTED**



Kitchen Continued ...



Serving hatch through to the:-

Dining Room

17' 7 x 12' approx. A dual aspect room with a double glazed window to the side and double glazed French doors with matching flank panels to the rear, two radiators, two wall light points, fitted carpet.





Bedroom One

14' x 11' 5 overall approx. With a double glazed window to the side. Built-in double wardrobe with hanging rail and shelving (measured to the face of), radiator, fitted carpet.





Bedroom Two

9' 2 x 9' 2 approx. With a double glazed window to the rear. Built-in double wardrobe with hanging rail and shelving (measured to the face of), radiator, fitted carpet.



Bedroom Three

9' 3 x 8' 9 approx. With a double glazed window to the rear. Built-in double wardrobe with hanging rail and shelving (measured to the face of), radiator, fitted carpet.

Bath/Shower Room

9' 2 x 5' 6 approx. plus shower cubicle recess. With an obscure double glazed window to the side. Modern white suite of panelled bath with mixer tap/shower attachment, walk-in oversize shower cubicle with glazed shower door and fitted shower unit, close coupled wc and shaped wash basin inset into surround with double storage unit under. Tiled splash backs. Electric shaver point and ladder style heated towel rail. **N.B APPLIANCES NOT TESTED**



Bath/Shower Room Continued



Separate Cloakroom

5' 10 x 3' 3 approx. With an obscure double glazed window to the side. Modern white suite of enclosed cistern wc and wall mounted wash basin with storage unit under, tiled splash back, radiator.





OUTSIDE AND GENERAL

The property is approached via a private driveway which runs past the neighbouring property and onto the property's drive, in turn leading to the side to the double garage and workshop.

Double Garage

22' x 15' 8 overall approx. With an electrically operated double up and over door to the front. Power and light. Pitched roof storage. Personal door to the side and double doors at the rear leading through to the:-

Workshop

16' 6 x 15' 5 overall approx. With two windows to one side and a further window the other side. Narrow door to the rear.

GARDENS/GROUNDS

The extensive gardens are a real feature of the property being predominantly laid to lawn with the main areas at the front, side and rear. To the side/rear there are several established fruit trees creating a small orchard set within a generous lawn bordered by mature hedgerow and foliage providing privacy from neighbouring properties. There is also a good size paved patio/terrace bordered by picket style fencing housing a raised rose bed and raised vegetable patch.

The front of the property boasts a large lawn with sunken pond, an array of mature flowers, shrubs and trees, greenhouse and timber storage shed. External lighting and external water tap.



Rear Contd





Energy Performance Certificate



4b, Yeomans Acre, BOGNOR REGIS, PO21 3QJ

Dwelling type: Detached bungalow
Date of assessment: 10 January 2018
Date of certificate: 12 January 2018

Reference number: 0051-2850-7197-9798-4775
Type of assessment: RdSAP, existing dwelling
Total floor area: 144 m²

Use this document to:

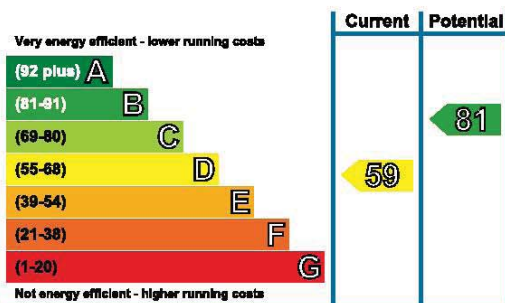
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,957
Over 3 years you could save	£ 1,524

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 249 over 3 years	
Heating	£ 3,057 over 3 years	£ 1,959 over 3 years	
Hot Water	£ 456 over 3 years	£ 225 over 3 years	
Totals	£ 3,957	£ 2,433	

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

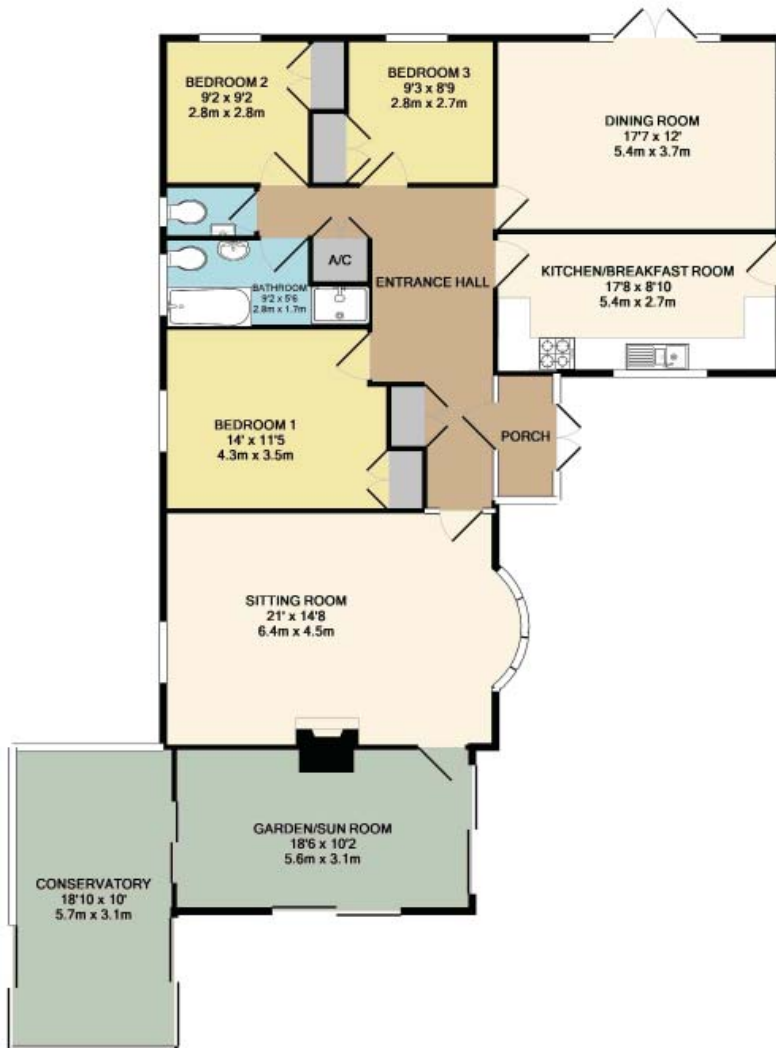
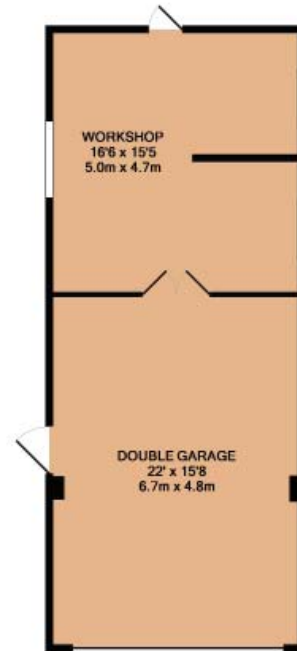
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 462	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 375	
3 Low energy lighting for all fixed outlets	£55	£ 165	

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.

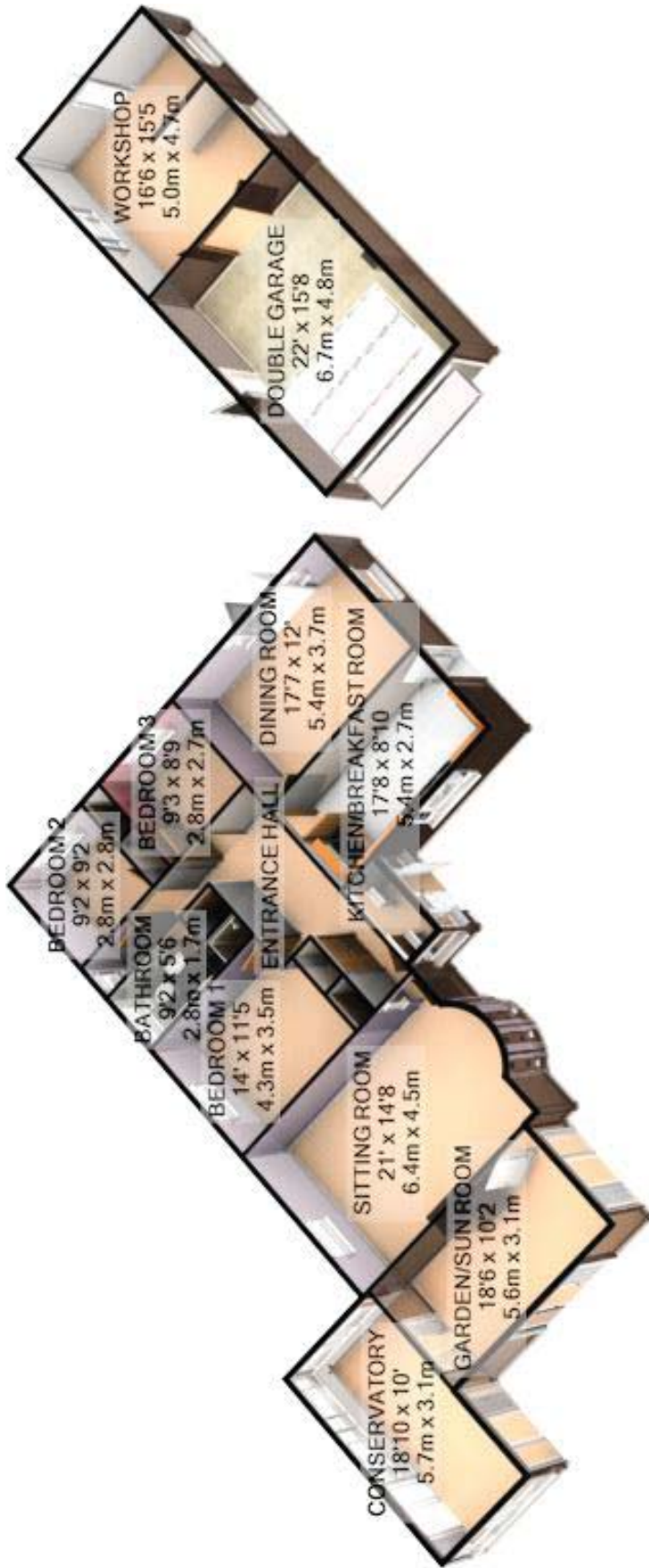
Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum
 Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



TOTAL APPROX. FLOOR AREA 2286 SQ.FT. (212.3 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.

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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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