



Coastguards



The Estate Agency for Quality Property

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ENTRANCE PORCH, HALL, LIVING ROOM, SITTING ROOM, DINING ROOM, STUDY/HOME OFFICE, KITCHEN/BREAKFAST ROOM WITH PANTRY & UTILITY, CLOAKROOM, GROUND FLOOR SHOWER ROOM.

FIRST FLOOR LANDING, FOUR BEDROOMS, FAMILY BATHROOM, DRIVEWAY, DOUBLE GARAGE AND GARDENS

PRICE: £725,000 FREEHOLD

COUNCIL TAX BAND: G

ESTATE MAINTENANCE CHARGE: £ p.a

EPC RATING: E

ST/WI750

VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY



Property Details

Occupying a corner plot position within the highly sought after Craigweil Private Estate which provides access to the nearby beach, an incredibly deceptive detached chalet style home which has been lovingly cared for and extended throughout the current owners 30 year occupancy.

Believed to have originally been constructed in the 1950's this individual property has been subject to extensive alterations throughout the years and now provides a real feeling of space and character with three large ground floor reception rooms, generous kitchen/breakfast room with utility and pantry/larder, study/home office, ground floor cloakroom and ground floor shower room, superb first floor landing, three first floor double bedrooms, dressing room/single bedroom four and a large first floor bathroom with jacuzzi bath.

This incredibly versatile property could lend itself to many uses including space for a live-in relative with the sitting room, dining room and ground floor shower room providing annexe potential or for two families combining with the first floor lending itself for scope as a possible two bedroom apartment style living arrangement.

Externally there is on-site secure parking behind iron gates, a detached double garage, well stocked landscaped frontage and enclosed generous side/rear courtyard with green house and sitting area.





The accommodation is arranged in the following manner:-

A leaded light part obscure double glazed front door leads into the:-

Entrance Porch

8'8" x 6'1" approx. With matching obscure double glazed leaded light windows to the front/side, ceramic tiled flooring, exposed beam, feature courtesy light. An inner leaded light casement door with matching flank panels leads into the:-

Generous Entrance Hall

A large entrance hall with feature carpeted staircase with bespoke handrail/balustrade rising to the first floor landing, double understair shelved storage cupboard, large double radiator, u.P.V.C leaded light obscure double glazed window and double glazed door leads out to the driveway, feature understair walkway leads through to the snug with exposed beams and door leading into the kitchen/breakfast room.



**Kitchen/Breakfast Room**

23'6" x 16'2" overall. With two double glazed windows to the side, double glazed door leading out into the side courtyard. A comprehensive range of matching base, drawer and wall mounted units incorporating glazed display cabinets and corner display shelving, fitted wine rack, fitted work surfaces incorporating a breakfast bar, inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splashback surround, integrated four ring 'Bosch' electric hob with concealed hood over, integrated 'Prestige' double oven, double radiator, inset ceiling spot lighting. Walk-in pantry measuring 11'8" x 6'10" overall dimensions with light, further walk-in utility/laundry room measuring 6'6" x 6'5" approx. with space and plumbing for a washing machine and additional appliance and wall mounted 'Worcester' gas boiler. Door from the kitchen/breakfast leads back into the hall.

N.B APPLIANCES NOT TESTED





Main Living Room

23' x 18' overall approx. A triple aspect room with feature two sets of corner leaded light double glazed windows, four radiators, exposed brick feature fireplace with tiled hearth and brick buffer, tiled mantle with display plinths, recessed open fire, feature decorative exposed beams, fitted carpet.



Dining Room

16'5" x 11' approx. A dual aspect room with leaded light double glazed windows to the front and side, two radiators, fitted carpet, feature decorative beamed ceiling with matching plate rack surround.

Separate Sitting Room

17'8" x 11'10" overall approx. Dual aspect with leaded light double glazed windows to the side and front, two radiators, feature decorative exposed beams, fitted carpet.





Study/Home Office

8'8" x 8' approx, A dual aspect room with double glazed window to the side and rear, high level natural light leded light windows into the kitchen/breakfast room, radiator.

Ground Floor Shower Room

10'3" x 6'6" overall approx. With an obscure leded light double glazed window to the side, walk-in tiled corner shower cubicle with shower unit, close coupled w.c. and shaped decorative pedestal wash hand basin, fully tiled walls, heated towel rail. **N.B APPLIANCES NOT TESTED**





Ground Floor Cloakroom

5'10" x 2'10" approx. With a leaded light obscure u.P.V.C double glazed window to the side, close coupled w.c., fully tiled walls.

FIRST FLOOR

Landing

With a feature double glazed leaded light dormer window to the side, with exposed beams, two wall light points, hatch to the loft space, large walk-in linen cupboard with slatted shelving, feature decorative diamond stained glass window into the bathroom.





Bedroom One

20'3" x 17' approx. With a double glazed leaded light bow window to the rear, double built-in wardrobes, two radiators, two access points to eaves storage, fitted carpet.



Bedroom Two

18'2" x 17' overall approx. With a double glazed bow window to the side, double radiator, eaves storage accesses, built-in double wardrobes, fitted carpet, two bedside wall lights.





Bedroom Three

13'5" x 13'4" approx. With a double glazed bow window to the front, three double built-in wardrobes (excluded from the room measurements), double radiator, fitted carpet.



Bedroom Four

10' x 8'6" overall measurements. approx. Currently used as a dressing room. An 'L' shaped room with double glazed window to the side, radiator, fitted carpet.

Family Bathroom

14' overall by 10'2" approx. With an obscure leaded light double glazed window to the side, radiator, feature shaped spa/jacuzzi bath, close coupled w.c., wash hand basin with storage unit under, tiled walls, feature diamond shape display leaded light stained glass patterned window to landing, radiator.

N.B APPLIANCES NOT TESTED

**Bathroom Continued ...****OUTSIDE AND GENERAL****GARDENS****Front**

The beautifully landscaped frontage wraps around the side of the property and is bordered by a shallow wall with pedestrian gate and block paved path leading to the entrance porch. Well tended lawns with an array of well stocked flower and shrub beds and borders. Fence with trellis over and gate leads through to the side enclosed courtyard style garden. Further wrought iron gate leads through to the rear to the generous block paved driveway which provides secure onsite parking behind double wrought iron gates.

Garage

19' x 16' approx. With an electrically operated double up and over door to the front, side pedestrian door, power and light. Adjacent to the garage a pedestrian gate leads through to



Side Courtyard

A generous fully enclosed paved courtyard style side garden bordered by an established well stocked raised bed. Mature fruit tree and shrubs. Greenhouse and storage shed.






Gardens Continued ..





Energy Performance Certificate

HM Government

45, Kingsway, BOGNOR REGIS, PO21 4DL

Dwelling type: Detached bungalow Reference number: 0648-1009-7261-5033-7960
 Date of assessment: 04 September 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 September 2017 Total floor area: 265 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:	£ 7,527
Over 3 years you could save	£ 771

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 456 over 3 years	£ 456 over 3 years	<div style="background-color: #2e7d32; color: white; padding: 10px; width: 100px; margin: 0 auto;"> You could save £ 771 over 3 years </div>
Heating	£ 6,388 over 3 years	£ 5,901 over 3 years	
Hot Water	£ 702 over 3 years	£ 399 over 3 years	
Totals	£ 7,527	£ 6,756	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
41	50

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 Floor insulation (suspended floor)	£800 - £1,200	£ 495	✔
2 Solar water heating	£4,000 - £6,000	£ 273	✔
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 984	✔

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.

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1. **Содержание**
 2. **Введение**
 3. **Глава 1. Общие сведения о предприятии**
 4. **Глава 2. Анализ деятельности предприятия**
 5. **Глава 3. Оценка финансового состояния предприятия**
 6. **Глава 4. Оценка эффективности деятельности предприятия**
 7. **Глава 5. Оценка перспектив развития предприятия**
 8. **Заключение**
 9. **Список литературы**
 10. **Приложение**

