



9 Tithe Barn Close

Aldwick Bay Estate, Aldwick, West Sussex, PO21 4EY

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A 3/4 bedroom detached chalet style bungalow with a spacious triple aspect L shaped living/dining room and two large single garages. Situated in a cul-de-sac on the popular Aldwick Bay private estate within a short distance of the beach.

Bognor Regis 3 miles, Chichester 6.5 miles, Goodwood 10.2 miles, Arundel 13.4 miles
(All distances are approximate)

ACCOMMODATION

- Entrance Hall
- L-Shaped Dining/Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Study/Bedroom 4
- Further Double Bedroom
- Jack & Jill Bathroom on the Ground Floor

- Principal Bedroom with En-Suite Bathroom
- Bedroom 2 with En-Suite Shower Room

OUTSIDE

- 2 Large Detached Single Garages
- Mature Front and Rear Gardens
- Paved Driveway with parking for several vehicles
- No Onward Chain





THE PROPERTY

9 Tithe Barn Close is a light and airy modern detached chalet style bungalow situated on the popular Aldwick Bay private marine estate. The property believed to have been built in the 1960's offers flexible accommodation, spacious rooms, 2 large detached single garages and is sat in approximately quarter of an acre plot, making this an extremely versatile property.

On entering the house there is a light and spacious central entrance hall with access to five rooms. To the right of the entrance hall is the fabulous triple aspect open plan L shaped living/dining room with a gas fire place and patio doors to the rear garden. The kitchen/breakfast room has space for a breakfast table in the centre of the room and currently includes a range of wooden style floor and wall cupboards and drawers, the kitchen sink looks over the rear garden. To get outside you go through a utility area which houses the wall mounted Potterton gas fired boiler. The 3rd reception room is a double bedroom with built in cupboards with a Jack and Jill bath and shower room which is also accessed from the entrance hall. Completing the ground floor accommodation is another reception room currently being used as a study but would equally be appropriate for a fourth bedroom.

To the first floor, the dual aspect principle bedroom which comprises 2 double cupboards and an en-suite bathroom which has two large eves storage cupboards. In addition there is another double bedroom with two large storage cupboards, this bedroom has access to the Jack and Jill shower room with airing cupboard housing the hot water cylinder.

GARDENS AND GROUNDS

9 Tithe Barn Close is approached via an extensive crazy paved driveway which offers parking for numerous vehicles that leads to the rear of the property servicing two large detached single garages. The front garden has a crazy paved pathway to the property with two areas which are mainly laid to lawn with mature flower and shrub beds on each side.



The lawn area continues down the side and to the rear where there are further well established flower and shrub beds. At the back of the property there are two sun loggias providing a lovely spot to sit and enjoy the southerly aspect of the rear garden. Due to the size of the plot the property lends itself to expansion (subject to planning consent).

SITUATION

Built in the 1930's, Aldwick Bay Estate is a private marine estate. It has beautiful tree-lined streets, many architecturally interesting period houses, and it's own private beach that has been designated a site of special scientific interest.

The property is conveniently located for routes to Chichester, situated about 6 miles to the northwest, and for access to the A27 South Coast trunk road. The small Coastguard parade of shops can be found close to the main entrance to the estate. The Parish of Aldwick further includes Rose Green, offering a good number of shops, post office, health centre with pharmacy, library and large recreation field. Pagham Harbour Nature Reserve is less than 3 miles.

CHICHESTER & BOGNOR REGIS

Bognor Regis was originally a fishing village. In the late 1700's Sir Richard Hotham set about creating an upmarket resort, primarily for the titled members of the landowning upper classes. King George V came here to convalesce in 1929 and as a consequence bestowed the 'Regis' suffix on the town's name. As well as having a very amiable climate, Bognor Regis has consistently won awards for its unpolluted sea, clean sand and shingle beaches. Throughout the summer Bognor has hosted many popular annual events such as the Birdman Rally, the Sands of Time seaside festival, the Rox music festival and for motoring enthusiasts, the Regis Classic Tour, when classic cars visit the town.

Chichester has a fascinating history and considerable connections with the Romans, as seen by the archaeological remains of the City Walls. Trade and prosperity flourished particularly during the early 1800's with the construction of the imposing Corn Exchange in East Street.









There is a lovely canal and there are several parks in and around the City. The City offers comprehensive shopping facilities with both national brands and an interesting variety of long established individual businesses and shops, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved City.

The variety of social and recreational activities include sports centres with swimming pools, cinemas and a fine selection of restaurants, wine bars and bistros. In addition, for those in pursuit of cultural activities, there is the award winning Pallant House Gallery and the renowned Festival Theatre. This is an area renowned for its variety of sporting activities which include events for motoring enthusiasts, golf and flying at Goodwood, with horseracing at Goodwood and Fontwell and sailing off the coast and on Chichester Harbour. Walking and riding over the many miles of foot and bridle paths in the South Downs National Park and along the coastline are among the many reasons this is such a highly desirable area.

SPORTS, COUNTRY AND COASTAL PURSUITS

Sporting activities in the area include: Excellent sailing round Chichester Harbour and along the coast to nearby The Solent and Cowes, The Hamble and Lymington etc. Horse racing at Goodwood and Fontwell, riding from nearby stables, polo at Cowdray Park, the Internationally renowned Goodwood Festival of Speed and Revival events for motoring enthusiasts and local golf clubs at Goodwood and Hunston. Much of the surrounding countryside is designated an Area of Outstanding Natural Beauty and the many miles of bridle paths in the South Downs are ideal for walking and riding. The Blue Flag sandy beach at West Wittering and Pagham harbour with protected wildlife are wonderful places to spend the day.

Further places of interest in the local area are: Fishbourne Roman Palace, West Dean College and Gardens, Singleton's Weald and Downland Open Air Museum, Arundel's Wildfowl and Wetlands Trust, Amberley Museum & Heritage Centre, Tangmere Military Aviation Museum, the many attractions in



Portsmouth and the historic houses of Arundel Castle, Goodwood House and Petworth House. Contemporary sculpture is exhibited in the grounds of Cass Sculpture Foundation near Goodwood.

COMMUNICATIONS

Bognor Regis railway station is about 3 miles and Chichester railway station is about 7 miles. There is regular train service along the South Coast, to London (Victoria 95 mins) via Gatwick Airport, and to London via Havant (Waterloo 95 mins). The A27 provides access along the coast and via the A3(M) connects the South Coast to London and via the M25 provides access to the major international airports at Heathrow and Gatwick. Southampton International Airport is about 38.5 miles to the west. The port of Portsmouth, about 22 miles, provides access to the Isle of Wight, the Channel Islands and to Continental Europe.

SERVICES

All main services connected (We have not tested the services)
Gas central heating

LOCAL AUTHORITIES

Arun District Council

T: 01903 737500

West Sussex County Council

T: 01243 777100

DIRECTIONS

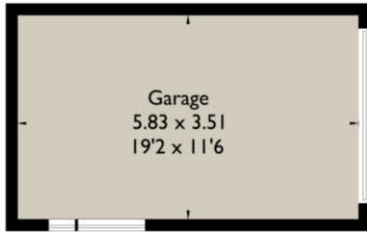
From Chichester's Bognor roundabout (A259) exit onto Vinnetrov Road. After about 0.5 miles take the 1st exit at the Walnut Tree Inn onto Lagness Road (B2166). Continue for a short distance until you reach the Royal Oak Inn on the right hand side and then turn left onto the Lower Bognor Road. At the roundabout go straight over and then take the 3rd exit at the next roundabout onto Aldwick Road. Continue on to another roundabout going straight over onto Barrack Lane. Turn right to stay on Barrack Lane. At the roundabout continue straight onto the Fairway. After a short distance turn right into Tithe Barn Close. 9 Tithe Barn Close will be the second property on the right-hand side.



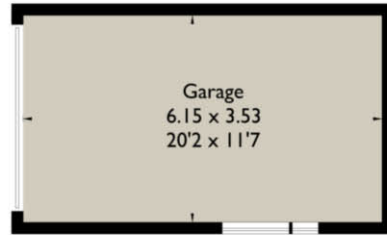
Approximate Gross Internal Area = 194.5 sq m / 2093 sq ft
(Excluding Eaves)

Garage = 42.3 sq m / 455 sq ft

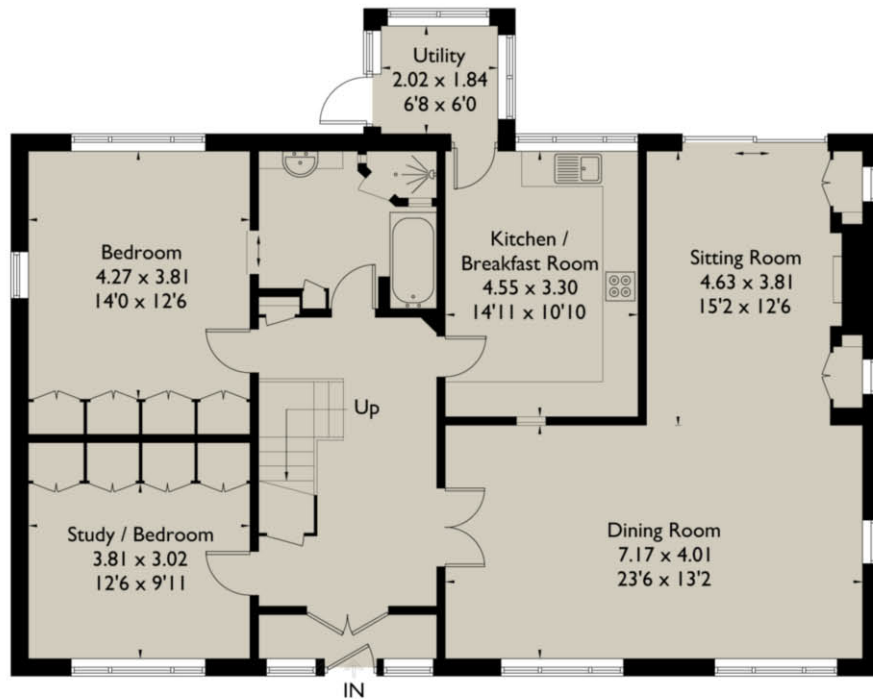
Total = 236.8 sq m / 2549 sq ft



(Not Shown In Actual Location / Orientation)

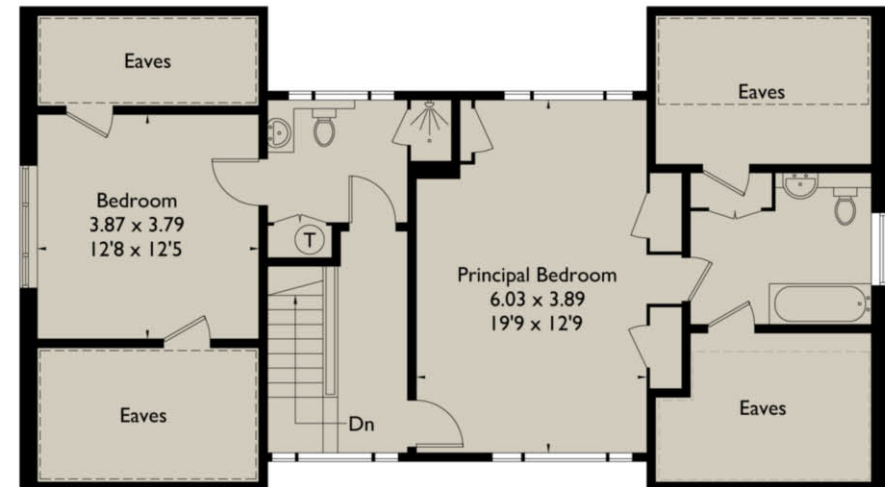


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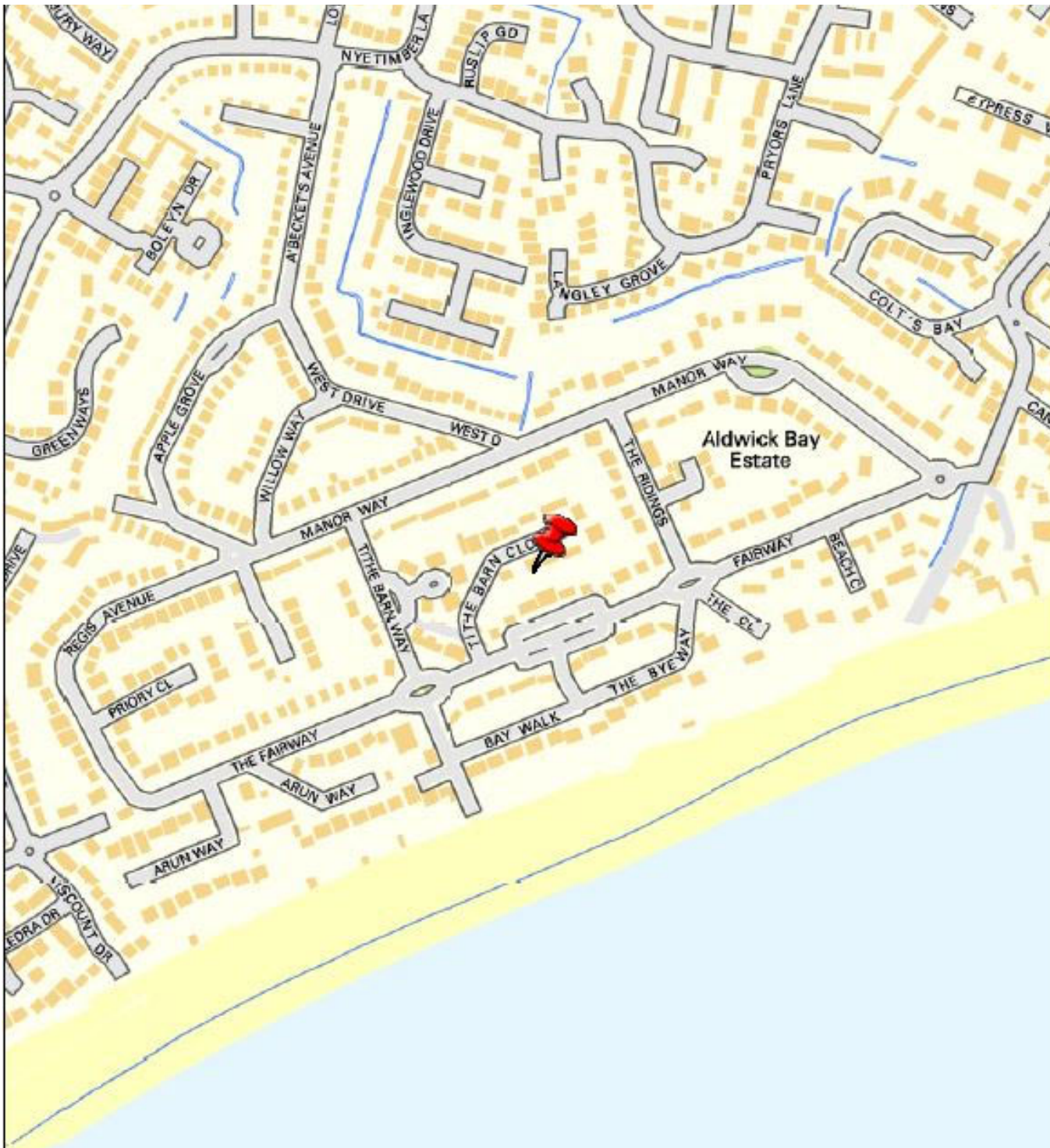


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



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Sussex, PO19 1AF

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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