



Hawkins & Smith

Fish Lane, Aldwick, Bognor Regis.



A beautifully presented detached 4 bedroom chalet style property that has been extended to provide a spacious master first floor bedroom with en-suite. The property retains many of its original features including leaded light stained glass windows and doors reflecting Arts and Crafts movement. It has the benefit of gas central heating, part double glazed, NO FORWARD CHAIN.

£597,500 Guide Freehold



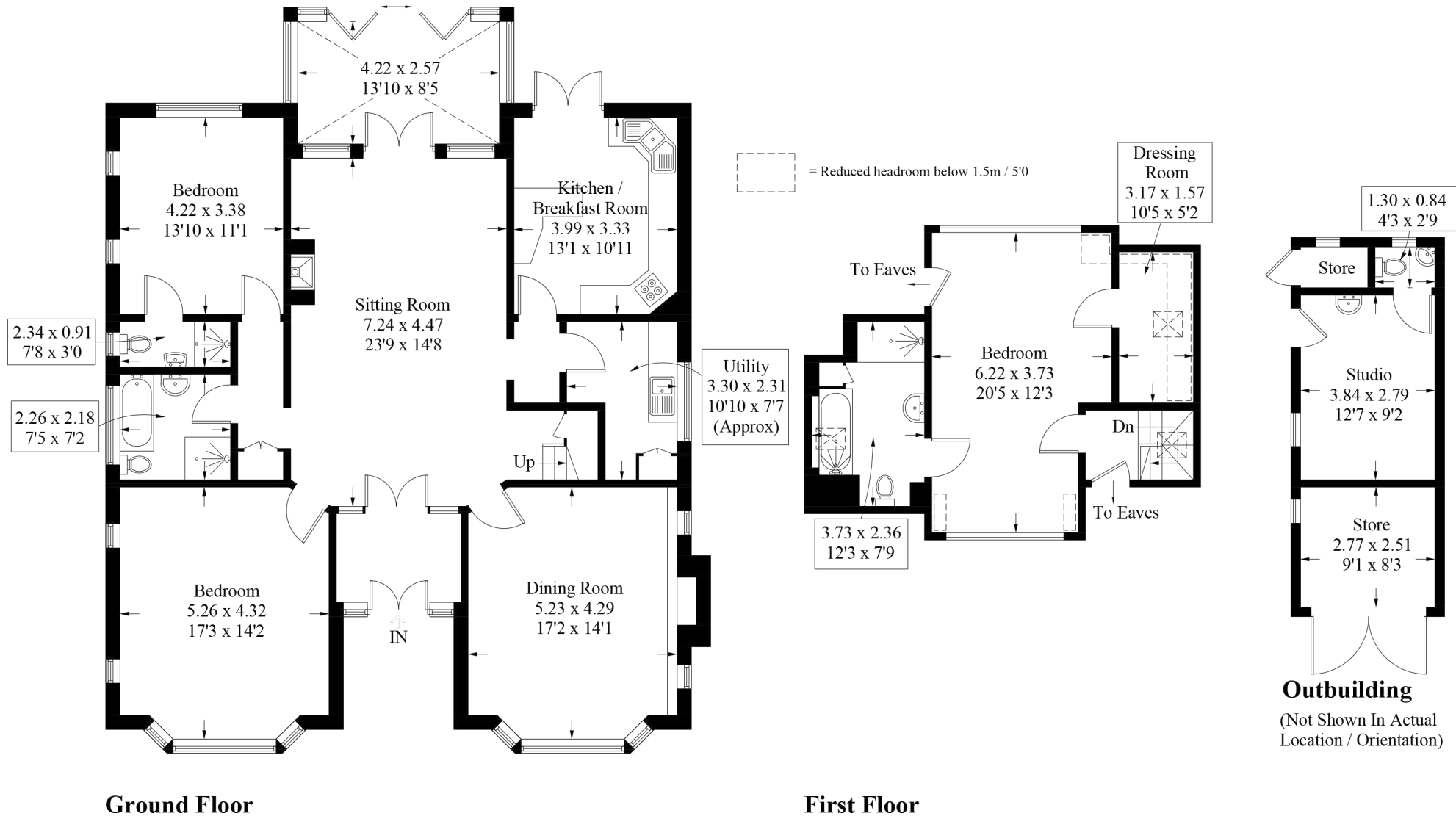
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Fish Lane, Bognor Regis, PO21

Approximate Gross Internal Area
 House = 189.1 sq m / 2035 sq ft
 Outbuilding = 21 sq m / 226 sq ft
 (Including Store)
 Total = 210.1 sq m / 2261 sq ft



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice. Not to scale. Created by Emzo Marketing.

The property comprises

Step to entrance porch with courtesy light. Double oak stained glass doors to

ENTRANCE LOBBY

Parquet flooring, double oak stained glass doors to

SITTING ROOM - 7.24m x 4.47m (23' 9" x 14' 8")

Beamed ceiling, parquet flooring, feature living flame gas fire with stone hearth and mantel above. Under stairs storage cupboard. Stairs to first floor. Glazed leaded light floor to ceiling windows and doors leading to

CONSERVATORY - 4.22m x 2.57m (13' 10" x 8' 5")

Of brick and double glazed construction, quarry tiled floor and bi-folding doors to SOUTH FACING rear garden.

DINING ROOM/BEDROOM FOUR - 5.23m x 4.29m (17' 2" x 14' 1")

Feature Claygate brick fireplace hearth and surround (this has been decommissioned). Beamed ceiling, parquet flooring.

INNER LOBBY

leading to

KITCHEN/BREAKFAST ROOM - 3.99m x 3.33m (13' 1" x 10' 11")

Comprising of a range of white gloss base units and drawers with matching wall mounted cupboards above with black granite work surface below. Built in Neff eye-level double oven, 4 ring inset electric hob and Neff extractor fan above. Integrated dishwasher Centre island with further storage below. Space for breakfast table and chairs. Double glazed doors leading to SOUTH FACING REAR GARDEN.

UTILITY ROOM

Space and plumbing for washing machine, tumble drier, fridge/freezer, towel drier, broom cupboard and work surface with inset stainless steel sink unit with storage cupboards below. Cupboard housing electric fuse box. Parquet flooring.

BEDROOM TWO - 5.26m x 4.32m (17' 3" x 14' 2")

Of dual aspect with feature leaded light bay windows. Parquet flooring.

INNER HALLWAY

with louvre storage cupboard with slatted shelving. Leading to

BEDROOM THREE - 4.22m x 3.38m (13' 10" x 11' 1")

Of dual aspect. Parquet flooring. Door to

FAMILY BATHROOM

Modern white suite comprising low level WC, panelled bath with shower fitment, wash hand basin, walk in cubicle shower. Chrome ladder style radiator, fully tiled walls and floor. Feature stained glass secondary double glazed window.

STAIRS WITH TURN AND VELUX WINDOW

with small landing area with access to remaining roof void with light.

MASTER BEDROOM - 6.22m x 3.73m (20' 5" x 12' 3")

Feature eyebrow dual aspect windows, Walk in DRESSING ROOM with light, hanging and shelving. Door to further roof void housing gas boiler for gas central heating.

EN-SUITE BATHROOM

Beautifully presented with fully tiled Travertine walls and floor, low level WC, pedestal wash hand basin, walk in double shower with rain head fitment and glass screen, bath with

mixer tap shower fitment. Storage cupboard. Chrome ladder style radiator. Velux window.

OUTSIDE AND GENERAL

GARAGE

Of brick and tiled render and approached via wrought iron gate with long flagstone driveway providing ample parking for several vehicles. Double wooden doors leading to partitioned storage area with light and power. This could be easily restored to provide full length garage. Remainder of the garage is used as

STUDIO/OFFICE - 3.84m x 2.79m (12' 7" x 9' 2")

Light and power, personal door to garden. Door to

CLOAKROOM

Low level WC, wash hand basin.

REAR GARDEN

The rear garden is SOUTH FACING and enclosed by established hedging to east boundary with brick walls to the remaining boundaries. Well stocked raised borders, mature palm tree and camellia. Flagstone paved patio area with remainder laid to lawn, attractive stone/pebble water feature. Tiled and rendered summer house to be included in purchase price. Area to the rear for shed. Timber gate to front access.

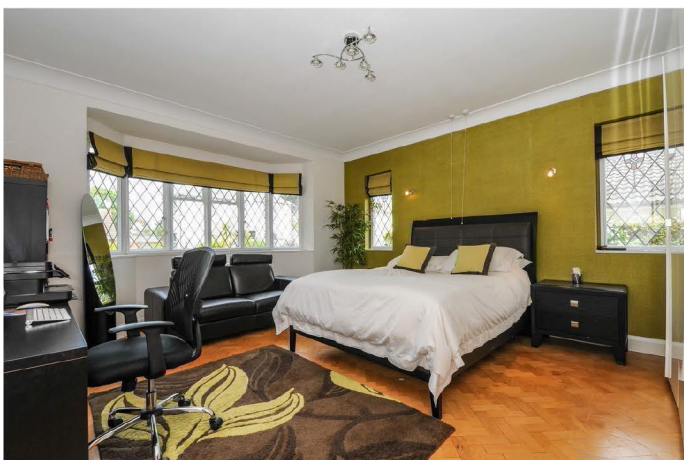
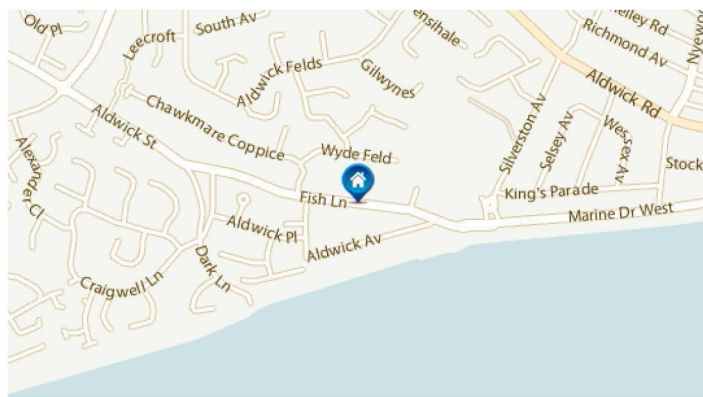
FRONT GARDEN

Raised flower beds with double entrance via wrought iron gates leading to flagstone paved area providing parking for several vehicles.

ADDITIONAL INFORMATION

This property is sold on a freehold basis.
Council Tax Band F





Energy Efficiency Rating	
Current	Potential
72	82

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact Rating	
Current	Potential
66	77

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

To arrange a viewing, please call us on 01243 550037 or email us at info@hawkinsandsmith.co.uk.

Disclaimer: Please note that all the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.