



11 Hunters Close

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HR

Offers Over £550,000

FREEHOLD

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JO595-11/22



Features

- Detached Single Storey Residence
- One of Just Three Similar Properties
- 2 Bedrooms & 2 Reception Rooms
- NO ONWARD CHAIN
- 105.9 sqm / 1140 sq ft

Offered for sale with No Onward Chain this detached single storey residence occupies a tucked away position within the highly sought after Aldwick Bay private estate, close to the beach. The accommodation in brief comprises: entrance hall, living room, kitchen, dining room, conservatory, two double bedrooms, bath/shower room & separate w.c. Externally there is a garage & enclosed rear garden.

The Aldwick Bay private estate was created in the late 1920s to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch. The current annual estate charge is £250 p.a. (2023 - 2024).

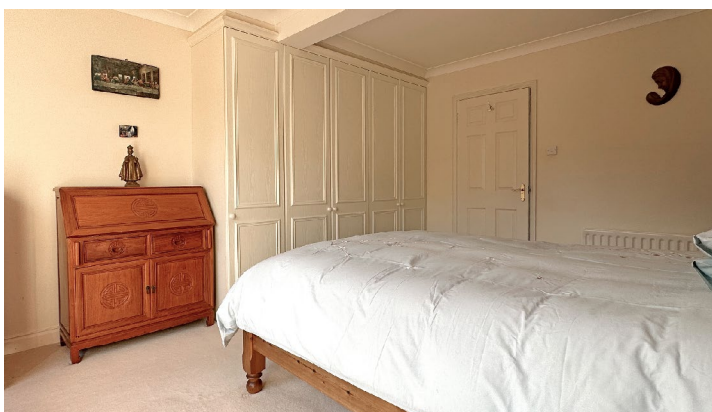
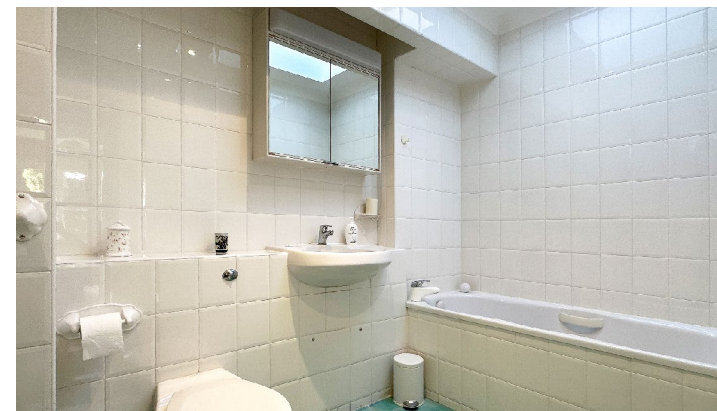
The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 3 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.

The front door opens into a welcoming entrance hall where there is a built-in double cloaks storage cupboard and walk-in cupboard housing the modern wall mounted gas boiler. Doors lead to the living room and kitchen, while an open plan walkway leads through to an inner hall where there are two further built-in storage cupboards and doors to the two double bedrooms, bath/shower room and separate w.c.

The bright and airy living room is a generous dual aspect room, with a large feature double glazed semi-circular bay window to the front and high level double glazed window to the side, along with a feature fireplace with gas log effect fire and fitted carpet. The kitchen is a front aspect room and boasts a comprehensive range of fitted units and work surfaces, an inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 burner gas hob with oven/grill under and hood over, space and plumbing for a washing machine and dishwasher and space for a free standing fridge/freezer. An archway leads to the rear into the open plan adjoining dining room which in-turn leads through via patio doors into the pitched roof double glazed conservatory which provides access into the rear garden via double glazed French doors.

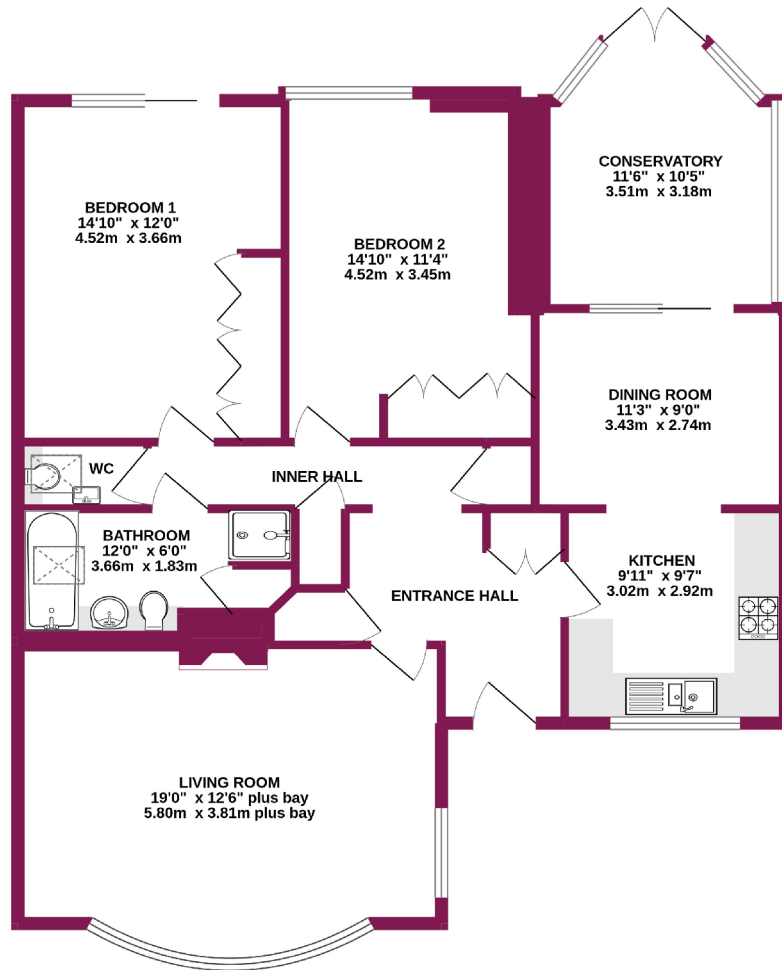
Bedroom 1 is a generous double room with fitted wardrobes and also provides access into the rear garden via double glazed patio doors. Bedroom 2 is also a rear aspect, good size double room with fitted wardrobes. The bath/shower room boasts a modern suite of walk-in shower enclosure, panel bath, wash basin inset into surround and adjacent enclosed cistern w.c. along with a double glazed skylight window to the side and built-in storage cupboard. In addition the accommodation provides a cloakroom with second w.c, wash basin and double glazed skylight window to the side.

Externally there is an open plan frontage which is laid to lawn with a pathway leading to the front door and gate to the side. The garage measures 17' 2" x 8' 6" with an up and over door at the front and is positioned in front of the neighbouring property. The fully enclosed rear garden measures approximately 21' in depth and is predominantly paved providing a delightful courtyard style feel with an array of well stocked established beds/borders and a feature pergola disguising a timber shed.



To arrange a viewing contact 01243 267026

GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Current EPC Rating: D (64)

Annual Estate Fee: £250 p.a. (2023 - 2024)

Council Tax: Band E - £2,438.19 (Arun District Council 2022 - 2023)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.