



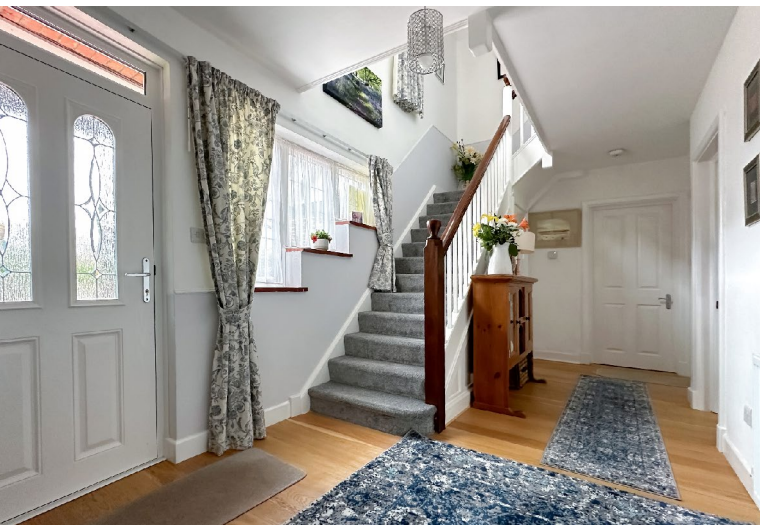
The Gayles, 7 Willowhale Avenue
Aldwick | Bognor Regis | West Sussex | PO21 4AU

Guide Price £850,000
FREEHOLD

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WA850-02/24



Features

- Superbly Appointed 1920's Family Home
- 5 Bedrooms
- Sought After Residential Location
- Approximately 0.25 of an acre plot.
- 2,370 Sq Ft / 220.2 Sq M

This truly delightful 1920's family home, has been extensively improved throughout recent years by the current owners and occupies a plot of approx a 1/4 of an acre, within a sought after residential location, close to amenities and the beach. The property itself boasts well proportioned, light and airy accommodation with five bedrooms, extensive on-site parking, garage and feature rear garden.

Willowhale Avenue is located within half a mile level walk of the beach/seafront with local amenities being found in the nearby Coastguards Parade or Rose Green which provides Doctors Surgery, Library, Post Office, Chemist etc. Bognor Regis town centre can be found approximately 2 miles to the East which provides a mainline railway station (London Victoria 1h 45 mins), promenade and pier.

The historic city of Chichester can be found 6 miles to the West (approx.) which provides a wider range of shopping facilities, the popular Festival Theatre and Cathedral. Goodwood (famous for the race circuit, race course and golf course), Fontwell Park race course, the picturesque South Downs and historic city of Arundel can all be found within a short drive as can the A27 coastal route.



A storm porch protects the replacement double glazed front door which opens into a welcoming entrance hall with feature staircase to the first floor, useful under stair storage cupboard, three natural light double glazed windows to the front and exposed wood flooring. Replacement inner doors lead to the kitchen/diner, sitting room/snug, living room and ground floor shower room with oversize shower enclosure with fitted shower, wash basin inset into surround with storage cupboard under, adjacent enclosed cistern w.c and double glazed window to the side.

The kitchen/diner has been tastefully refitted with a comprehensive range of matching units with wooden work surfaces incorporating a feature central island, twin bowl single drainer sink unit, space for a 'Range' style cooker with hood over, integrated fridge/freezer, dishwasher and wine chiller, electric under floor heating, space for a table and chairs, double glazed windows to the rear and side and a door to the side into a useful covered lean-to style storage area with power and light, providing access to both the front and side.

Adjacent to the kitchen/diner is a delightful snug style sitting room (former formal dining room) with large double glazed window to the rear enjoying the pleasant outlook into the rear garden, fitted carpet, feature log burning stove recessed into the chimney breast and bespoke storage units into the recesses either side of the chimney breast.

The main living room is a bright and airy dual aspect room with two double glazed windows to the front, double glazed window to the side, exposed wood flooring, wall mounted feature electric fire and bespoke French doors with matching flank natural light panelling to the rear, leading through to the highly versatile hobbies room/study, which is a triple aspect bright and airy room, which provides access into the rear garden via double glazed French doors.



The first floor boasts a delightful gallery style landing with high level double glazed window to the front and fitted carpet. A doorway leads to a staircase to the second floor with high level double glazed sky light window to the rear and door to Bedroom 3, while further doors from the landing lead to Bedrooms 1,2,4 and the family bath/shower room. Bedroom 1 is a rear aspect room boasting a range of fitted wardrobes/storage units and drawer units, along with a door leading into the recently refurbished en-suite shower room, with shower cubicle with fitted shower, wash basin with storage under, enclosed cistern w.c and double glazed window to the side.

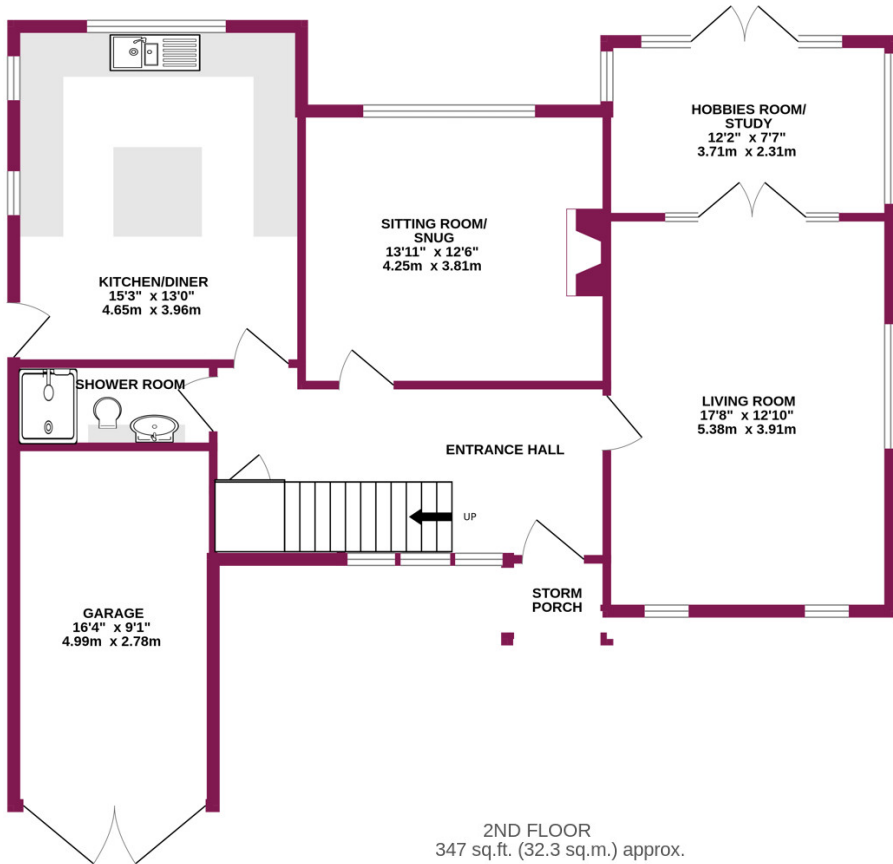
Bedroom 2 is a good size, dual aspect double room, positioned at the rear. Bedroom 3 is a rear aspect good size L-shaped room with under stair storage cupboard, while bedroom 4 is positioned at the front with two double glazed windows to the front, a double glazed window to the side and built-in storage cupboard. The main bath/shower room has also been recently refurbished and provides a white suite of panelled bath, shower enclosure with fitted shower, wash basin with storage cupboard under, close coupled w.c, double glazed window to the side and door providing access into generous useful eaves storage.

The second floor hosts a small landing with built-in storage cupboard, door to the cloakroom with sink and door to the generous attic bedroom 5 with large double glazed sky light window to the rear, double glazed sky light window to the side and eaves storage access.

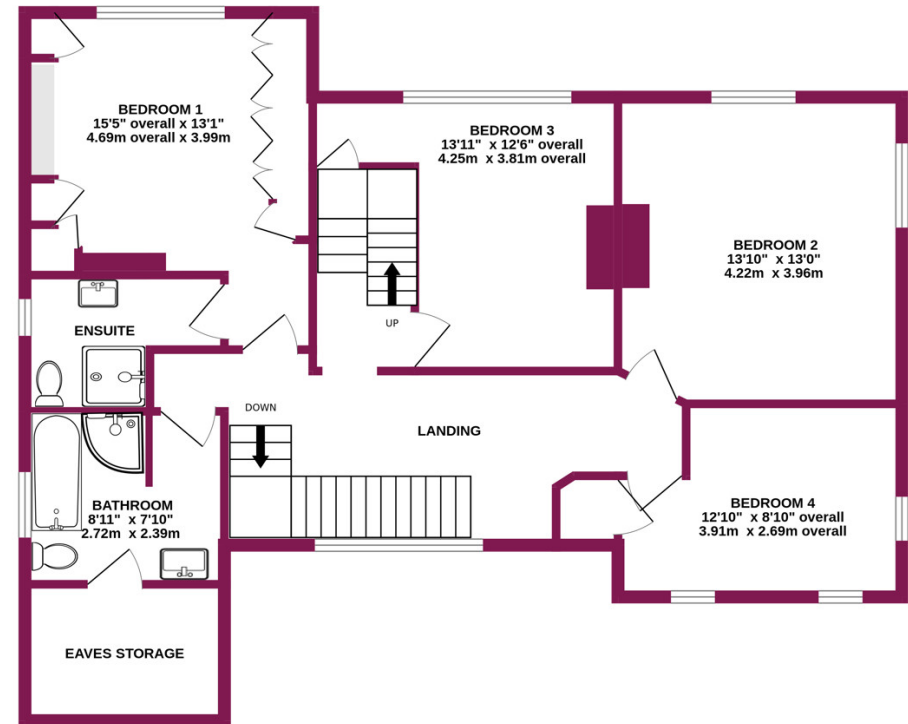


To arrange a viewing contact 01243 267026

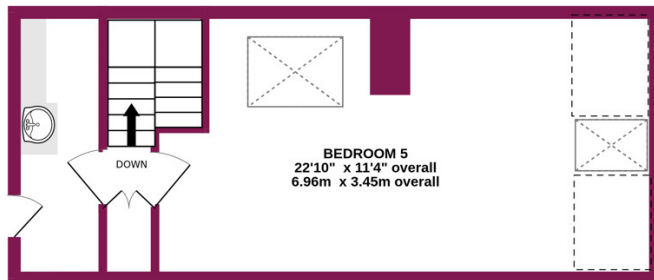
GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.8 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 2370 sq.ft. (220.2 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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Externally the property boasts a generous block paved driveway providing on-site parking for several vehicles along with a hard stand for a motor home/caravan/boat etc, along with an area laid to lawn and established well stocked borders. Double opening doors lead into the garage with power and light, which houses the modern recently upgraded gas boiler.

The South Easterly facing rear garden is a real feature of this superb family home with generous central lawn and paved seating/entertaining areas, established well stocked beds and borders, feature sunken pond with rockery and waterfall, mature trees providing a delightful back drop along with an array of fruit trees and area at the rear for vegetable patches and self sufficiency, along with a generous timber workshop, and timber storage sheds.

N.B. - An inspection of this truly delightful home is essential to fully appreciate the size of accommodation, exceptional condition, location and plot size.

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.

Current EPC Rating: C (71)

Council Tax: Band F £3,023.80 p.a.
(Arun District Council/Aldwick 2023 - 2024)

Coastguards 

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