



## 5 Woodstock Gardens

Aldwick | Bognor Regis | West Sussex | PO21 3PR

**Guide Price £995,000**  
**FREEHOLD**

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MC995-04/24



## Features

- Impressive Detached Chalet Residence
- Highly Versatile Accommodation
- Private Estate Setting
- Immaculately Presented Throughout
- 2,671 Sq Ft / 248.2 Sq M

Situated within a sought after private estate setting, close to the beach, this immaculately presented detached chalet style home offers highly versatile accommodation comprising five bedrooms and two separate receptions. The accommodation can be arranged to suit a variety of lifestyles, along with ample secure on-site parking, an integral double garage and delightful wrap around garden.

The Aldwick Avenue private estate is situated approximately one mile to the West of Bognor Regis town centre and a level walk to West Park, the promenade and popular Marine Park Gardens. Local amenities can be found in the nearby Aldwick shopping parade which offers a good selection of stores and restaurants, while there are further bars and restaurants along the seafront with delightful views out to sea.

Bognor Regis town centre provides a wide range of shopping facilities, mainline railway station (London - Victoria approx. 1hr 45 mins) and pier along with local attractions such as Hotham Park the popular Regis Theatre and the famous Picturedrome cinema. The historic city of Chichester can be found within a short drive which offers a wider selection of shops and boutiques along with the Festival Theatre.



The front door, with natural light flank double glazed panel, leads into a superb welcoming reception hall with oak effect LVT flooring complemented with a part vaulted ceiling with high level double glazed skylight. A carpeted staircase with handrail balustrade rises to a fabulous feature gallery style landing. Replacement light grain doors lead to the kitchen/breakfast room, sitting room, separate dining room, ground floor double bedroom suite and a ground floor versatile hobbies room/bedroom 5 and the ground floor cloakroom with modern suite of close coupled w.c and feature wall mounted wash basin with storage unit under.

The kitchen/breakfast room is a dual aspect bright and airy room with double glazed windows to the front and rear, along with a double glazed door to the rear and a comprehensive range of matching fitted units with granite work surfaces incorporating a drainer and splash back, 1 1/2 bowl sink unit, 5 ring ceramic electric hob with hood over and twin ovens under, additional eye-level micro-combi oven and eye level steam oven, space and plumbing for an American style fridge/freezer, integrated dishwasher and wine chiller. A part glazed internal door from the kitchen leads to the adjoining utility room with space and plumbing for a washing machine and dryer with work surface over and additional sink unit, double glazed windows to the side and rear, door to the double garage and a carpeted second staircase to the first floor with useful under stair storage cupboard, along with a cupboard housing the modern wall mounted gas boiler.

The main sitting room is also a bright, dual aspect room, with double glazed French doors to the side providing access into the garden, two double glazed windows to the front either side of the chimney breast with recessed feature wood burner, bespoke glazed double doors to the adjoining separate dining room and bi-fold double glazed doors to the side leading into the conservatory style sun room, which also provides access into the garden via double glazed French doors, along with a skimmed ceiling and natural light feature skylight.

The dining room (which can be accessed from the hall and sitting room) is another dual aspect room with a feature double glazed bay to the side and double glazed window to the front, along with oak effect LVT flooring.

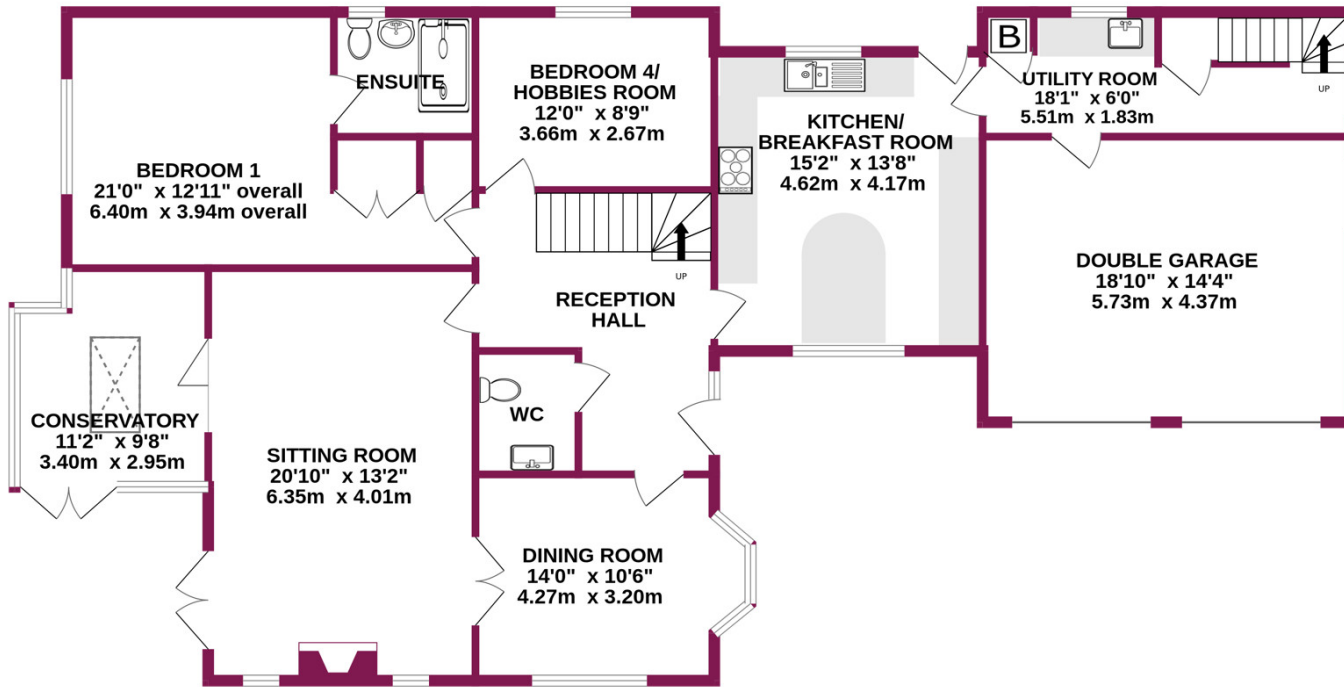
The ground floor also boasts a principal bedroom suite comprising a good size double bedroom with built-in wardrobes with a pleasant outlook into the garden via a double glazed window to the side and an adjoining en-suite shower room with modern fittings including an oversize walk-in shower enclosure with dual shower, shaped pedestal wash basin, close coupled w.c, heated towel rail , electric under floor heating and an obscure double glazed window to the rear. Adjacent to the principal bedroom suite is an additional ground floor reception/bedroom 5 which lends itself to a multitude of uses.

From the hallway the stairs rise to a feature gallery style landing with doors to Bedroom 2, Bedroom 4 and a large family bathroom. Bedroom 2 is a triple aspect room measuring 19' 10" x 15' 10" overall with double glazed skylights to both sides, a double glazed window to the front and generous eaves storage cupboards. Bedroom 4 is a good size single room which lends itself to be a dressing room or study if desired, while the family bathroom boasts a modern suite of bath with shower over and fitted shower screen, wash basin inset into surround with storage under, adjacent enclosed cistern w.c, large modern heated towel rail, an obscure double glazed window to the rear, useful large walk-in closet/store cupboard and large walk-in airing cupboard housing the pressurised hot water cylinder, along with further access to more useful eaves storage.

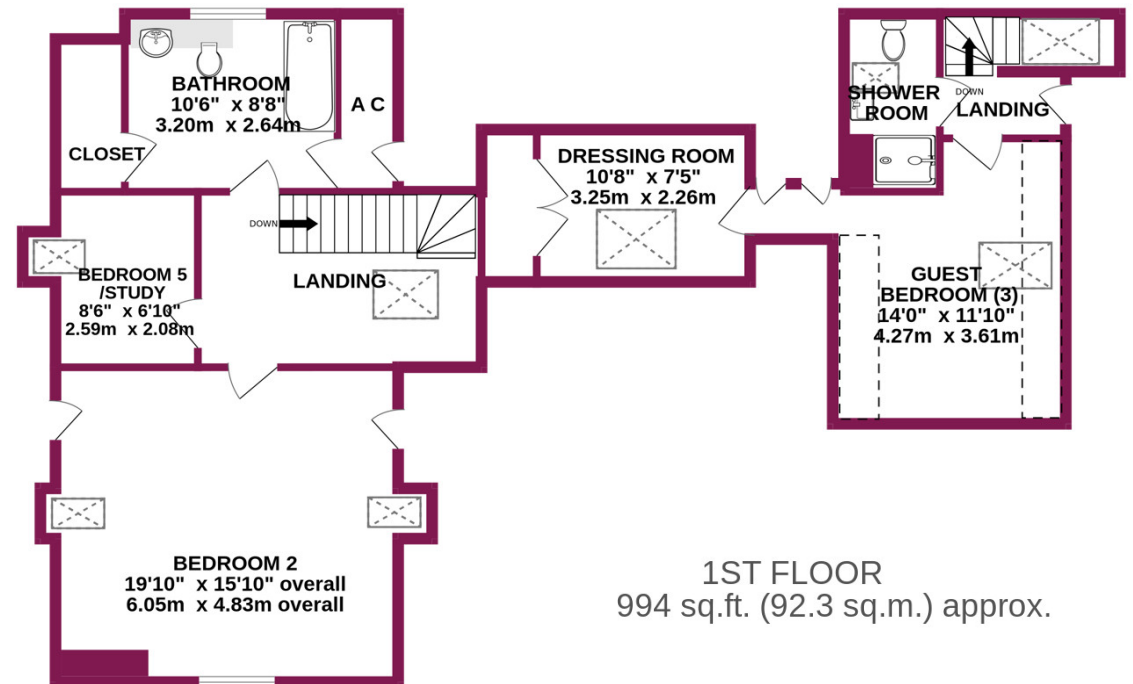
From the utility room, a second carpeted staircase rises to a Guest wing over the double garage with a landing, delightful double bedroom (3) with views towards the sea along Aldwick Avenue, eaves storage cupboards and door to an adjoining walk-in dressing room with a large double glazed skylight window to the front with views towards the sea and a built-in full width double wardrobe/closet.

From the landing a door leads to a modern shower room with shower enclosure with fitted shower, pedestal wash basin, close coupled w.c., double glazed skylight to the side and heated towel rail.





**GROUND FLOOR**  
1678 sq.ft. (155.9 sq.m.) approx.



**1ST FLOOR**  
994 sq.ft. (92.3 sq.m.) approx.

TOTAL FLOOR AREA : 2671 sq.ft. (248.2 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 is approached via a 5 bar gate at the front which leads into a generous block paved driveway/forecourt providing secure on-site parking for several vehicles in front of the integral double garage which measures 18' 10" wide by 14' 4" in depth, with two electrically operated vertical roller doors at the front, power, light, a double glazed window to the side and door leading into the utility room. To the side of the garage, there is a log store and useful storage area. The main area of garden wraps around the property at the front and to the side maximising the Southerly aspect and is accessed via a gate which leads into an impeccably well kept side garden with generous lawn, raised entertaining sun terrace, central well stocked beds and borders, external lighting, power and pathway at the rear with gates at either end.

**Current EPC Rating:** C (73)      **Council Tax:** Band G £3,662.96 p.a. (Arun District Council/Aldwick 2024 -2025)

**Private Estate Contribution:** £130 p.a.

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.



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