



**Grays Cottage, 38 Aldwick Avenue**  
Aldwick | Bognor Regis | West Sussex | PO21 3AQ

**Guide Price £825,000**  
**FREEHOLD**

# Grays Cottage, 38 Aldwick Avenue

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ST/JU825-05/24



## Features

- A Superbly Appointed Attached Cottage
- 3 Double Bedrooms
- Extensively Improved By Current Owners
- Generous Private Garden, Garage & Parking
- 2,075 Sq Ft / 192.7 Sq M (Inc. Garage)

This charming and impeccably well presented attached cottage boasts a wealth of original characteristic features and has been extensively improved and updated by the current owners, with three double bedrooms (two with en-suite facilities), delightful living room, kitchen/dining room, utility room, conservatory, study/hobbies room, ground and first floor cloakrooms, cellar, private gardens, garage and on-site parking.

Positioned to the West of Bognor Regis town centre, Aldwick Avenue is a private marine estate which provides residents with private access to the beach, via a lychgate and well maintained lawned pathway. The estate is run by the residents and comprises an eclectic mix of architecture dating from historic homes such as this, to much more modern/contemporary buildings.

Bognor Regis' mainline railway station can be found approx. one and a half miles to the east in the town centre along with the pier, a variety of bars, restaurants and a picturedome. The city of Chichester is a short drive away which offers a wider range of shopping facilities, the famous Festival Theatre and historic cathedral, Goodwood motor circuit and racecourse are also close by.



The property is approached via a driveway leading from Aldwick Avenue which passes along the side of Lower and Upper Grays, to the rear, where there is paved hard-stand providing on-site parking in front of the detached garage. A pretty front courtyard with established beds leads to the front door of Grays Cottage, which opens into the entrance lobby where there is a door with staircase leading down to the versatile cellar/basement. A further door leads into the ground floor hallway.

The hallway boasts an impressive, wide, easy-rise carpeted staircase to the first floor with large natural light front aspect window on the half landing. An inner hall leads to a door to the main living room, while further doors from the hallway lead into the kitchen/dining room and ground floor cloakroom, with w.c, wash basin and window to the front.

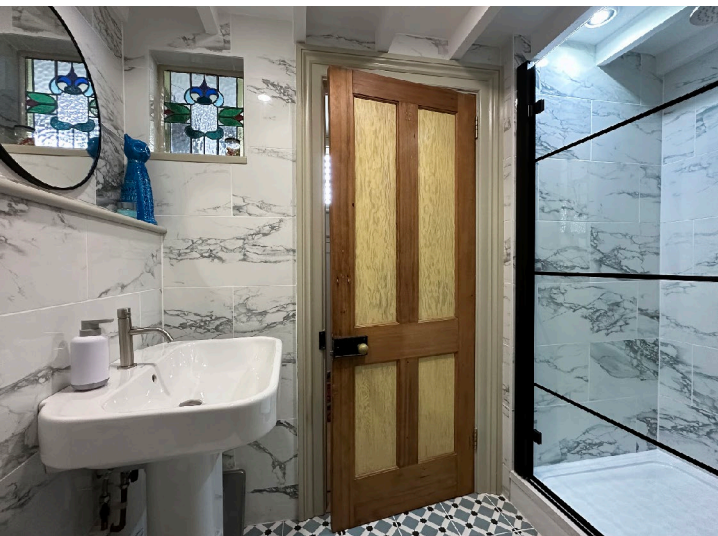
The open plan kitchen/dining room has been renovated in recent years to create a modern feel while enhancing the character of this delightful home, with bespoke fitted units with generous work surfaces incorporating a breakfast bar, integrated oven and electric hob, with concealed hood over, sunken sink unit with mixer tap, integrated dishwasher, tiled splash backs, tiled flooring, rear aspect window and door leading to the adjoining utility room, with further fitted units and work surface, space for a free standing fridge/freezer and additional appliance, second sink unit and window to the front.

The open plan dining area has wood effect flooring and flows through to the rear into the delightful adjoining double glazed pitched roof conservatory, with a double glazed door to one side and double glazed French doors to the other, providing access to a large decked terrace.

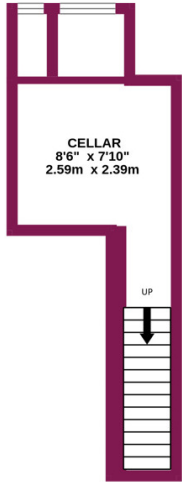
The living room is a calming, spacious room, measuring 19' 11" x 19' 4" overall, with feature exposed herringbone parquet flooring, windows and doors to the front and rear, along with a feature exposed brick chimney breast with tiled hearth and recessed gas fired stove, with adjacent shelving and bespoke storage unit. A part glazed door leads to the side into the adjoining, highly versatile, triple aspect study/hobbies room with feature vaulted ceiling with exposed beams, windows to the front and rear and two large windows to the side, enjoying a pleasant outlook into the garden.

The first floor has a landing with doors to bedrooms 2 and 3, along with an inner landing with large double fronted storage cupboard, door to the first floor cloakroom and further door into the master bedroom which has a feature vaulted ceiling with exposed beams, bespoke fitted storage cupboards into the eaves, windows to the front and rear and a high level window to the side set in a feature exposed brick wall. A door leads to the adjoining en-suite shower room with modern fittings of shower enclosure, w.c, wash basin, fitted storage and part restricted head height. Adjacent to the en-suite shower room and accessed from the inner landing is a separate cloakroom with w.c, wash basin, fitted work surface with space and plumbing for a washing machine, fitted bespoke storage unit and window to the front.

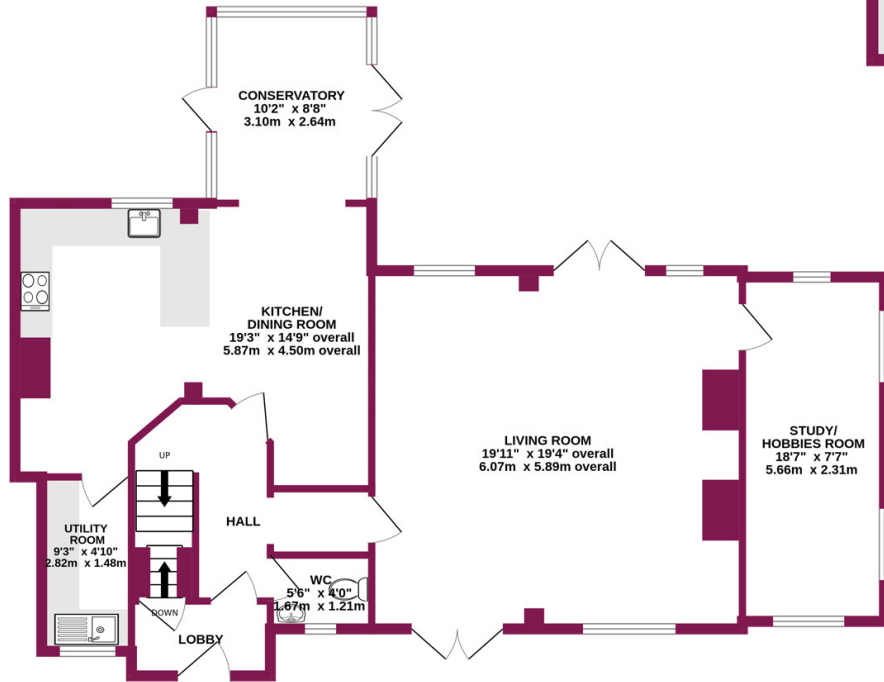
The Guest Bedroom (2) boasts fitted wardrobes along with a window to the rear and also benefits an adjoining en-suite shower room with shower cubicle, w.c, wash basin and window to the front. Bedroom 3 has a window to the rear.



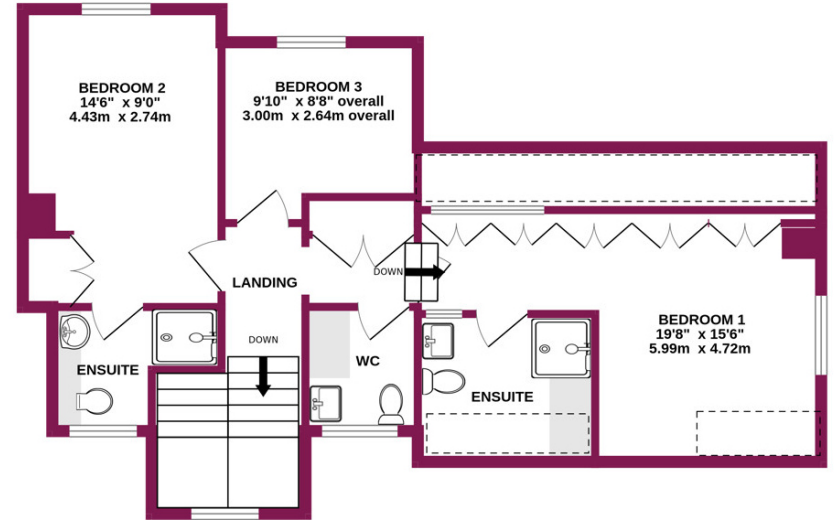
BASEMENT  
127 sq.ft. (11.8 sq.m.) approx.



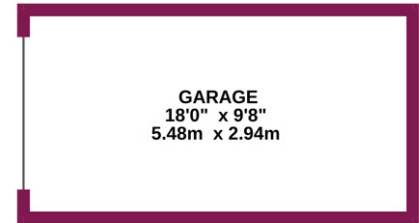
GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



GARAGE  
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 2075sq.ft. (192.8 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 extensive garden is a real feature of this unique home having been designed to create secluded entertaining areas around the property, with a large decked terrace, shaped paved terrace and main area of lawn, all bordered by established well stocked borders with mature plants and shrubs. There is a useful timber storage shed and detached garage.

**Current EPC Rating:** D (55)

**Council Tax:** Band E £2,686.16 (ADC/Aldwick 2024-2025)

**Private Estate Charge:** £130 p.a.

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