



## 19 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

**Guide Price £750,000**  
**FREEHOLD**

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KO795-05/24



## Features

- Detached Single Storey Residence
- Idyllic Private Estate Location
- Close To Amenities & Beach
- Delightful South Westerly Rear Garden
- 1,664 Sq Ft / 154.6 Sq M

Offered for sale with No Onward Chain this charming three bedroom detached property boasts deceptively spacious accommodation with a front aspect kitchen, rear living room and dining room, Jack and Jill shower room, ensuite bathroom to bedroom 1, along with a separate utility room and versatile garden/hobbies room. In addition there is a delightful South Westerly rear garden, driveway and garage.

Colts Bay was originally created in the 1970's in the grounds of Colts Bay House with a second phase being constructed in the early to mid 1990s. The estate predominantly comprises a mix of individual houses and bungalows with this particular property being one of the earlier single storey residences. Local amenities are within a few metres and the beach is within a level walk.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, Cathedral and the famous Festival Theatre.



The front door with natural flank glazed panelling opens into a welcoming entrance hall with newly fitted carpet, wall light points, access hatch to the loft space and useful built-in triple airing/linen cupboard housing the lagged hot water cylinder. Glazed casement doors lead to the kitchen, living room and dining room, while further doors lead to the three bedrooms and shower room.

The kitchen is positioned at the front of the property and provides a comprehensive range of fitted units and work surfaces with an inset single drainer sink unit, integrated electric hob with hood over, eye level eye level double oven/grill, space and plumbing for a dish washer, space for a fridge/freezer, cupboard housing the wall mounted modern 'Veissmann' gas boiler, a large double glazed window to the front and double glazed door to the side.

The living room is a good size room at the rear with feature exposed brick fireplace and provides access into the rear garden via double glazed sliding patio doors and a pair of double glazed French doors. A pair of sliding glazed casement doors lead through to the adjoining extended dining room which also provide access into the rear garden via a pair of double glazed French doors, along with double glazed windows to both sides and the rear and a fitted display/storage cabinet.

Bedroom 1 is also positioned at the rear of the property and provides fitted wardrobes. A door behind a double wardrobe front leads through into the adjoining utility room which in turn, provides access into the rear garden/hobbies room. From the bedroom a further door leads through into the en-suite bathroom with bath with shower attachment, wash basin, w.c. and bidet.



Bedrooms 2 and 3 are positioned at the front of the property both with feature double glazed bow windows. Bedroom 2 boasts fitted wardrobes with dressing table between and a double glazed window to the side, while bedroom 3 has a built-in double wardrobe and a door leading into the adjoining Jack and Jill shower room which provides a shower enclosure with fitted shower, oval wash basin inset into surround with drawer unit under, close coupled w.c. and double glazed window to the front.

The utility room which is accessed via Bedroom 1 has a high level double glazed window to the front, stainless steel single drainer sink unit with storage under, wall mounted storage cupboards and space and plumbing for a washing machine. A door to the rear leads through into the highly versatile adjoining garden/hobbies room with tiled flooring, double glazed windows to the side and rear, a double glazed door and double sliding patio doors, both to the side providing access to a paved terrace.

Externally the front of the property is predominantly laid to hard stand providing on-site parking with a low brick wall to the front boundary and an array of established mature shrubs and beds. A pathway leads to the side to the rear garden. The single garage has an up and over door to the front, power, light and window to the side. The South Westerly rear garden is a real feature of the property having been well tended throughout the years to create a tranquil environment with established lawn, mature shrubs and beds and paved sitting areas.



# GROUND FLOOR

1664 sq.ft. (154.6 sq.m.) approx.

**GARDEN ROOM/  
HOBBIES ROOM**  
18'5" x 8'4"  
5.61m x 2.54m

**UTILITY ROOM**  
9'5" x 5'7"  
2.87m x 1.70m

**BEDROOM 1**  
15'2" x 14'6"  
4.62m x 4.42m

**DINING ROOM**  
22'2" x 10'10"  
6.76m x 3.30m

**LIVING ROOM**  
19'0" x 12'11"  
5.79m x 3.94m

**ENSUITE**  
8'6" x 5'10"  
2.59m x 1.78m

**HALLWAY**

**SHOWER ROOM**  
7'4" x 6'6"  
2.24m x 1.98m

**KITCHEN**  
12'10" x 10'0"  
3.91m x 3.05m

**BEDROOM 2**  
14'8" x 11'0"  
4.47m x 3.35m

**BEDROOM 3**  
12'10" x 10'11"  
3.91m x 3.33m

**GARAGE**  
16'11" x 9'4"  
5.16m x 2.84m

TOTAL FLOOR AREA : 1664 sq.ft. (154.6 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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**Private Estate Charge:**

£135.00 Half Yearly (2023 - 2024)

**Council Tax:**

Band F - £ 3,023.80 (Arun District Council/Aldwick 2023 - 2024)

**Current EPC Rating: C (71)**

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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