



Woodstock, Cypress Way

Aldwick | Bognor Regis | West Sussex | PO21 4DF

Guide Price £900,000
FREEHOLD

Woodstock, Cypress Way

Aldwick | Bognor Regis | West Sussex | PO21 4DF

GR900 - 02/25

Features

- 4 Bedroom Detached Family Home
- Idyllic Private Estate Setting
- Close to Beach & Amenities
- Well Presented Throughout
- Large Driveway & Double Garage
- NO ONWARD CHAIN
- 2,135 Sq Ft / 198.3 Sq M

Situated within a small private estate setting of just nine properties, this detached two storey family home is just one of a pair constructed circa in the late 1980's and is offered for sale in excellent condition throughout.

The accommodation in brief comprises, entrance hall, ground floor cloakroom/wc, kitchen/breakfast room, separate utility room, 'L' shaped living/dining room, double glazed conservatory, additional study/hobbies room, first floor landing, principal bedroom with en-suite bath/shower room, guest bedroom with wc and shower, along with two further double bedrooms and family bathroom.

The property also offers double glazing, a gas heating system via radiators, extensive secure on-site parking, a double garage and good size fully enclosed westerly rear garden.

A large covered storm porch with brick herringbone flooring protects the double glazed front door which opens into a welcoming entrance hall with built-in cloaks storage cupboard, tiled flooring and feature easy-rise carpeted staircase to the first floor with handrails/balustrade, under-stair storage cupboard and high level natural light double glazed window to the front. Modern doors from the entrance hall lead to the kitchen/breakfast room, living/dining room, study/hobbies room and ground floor cloakroom, which has modern fitments of enclosed cistern wc, wash basin inset into surround with storage units under, tiled splash backs, heated towel rail and an obscure double glazed window to the front.

The dual aspect kitchen/breakfast room measures 17' 6" x 10' 5" and provides a range of units and work surfaces with an inset 1 1/2 bowl single drainer sink unit with mixer tap, 'Range' style cooker, eye level integrated microwave/combi oven, with additional oven under, integrated dishwasher and fridge/freezer, tiled flooring, two double glazed windows to the rear and a double glazed window to the side.

A door leads to the adjoining utility room which has a double glazed window to the front, a stable door to the side, further fitted units and work surfaces, sink unit, space and plumbing for a washing machine and dryer, additional under-counter appliance space, tiled flooring and splash backs and wall mounted gas boiler.

The main living/dining room is a generous open plan light and airy space with a door from the hallway leading into the dining area with a double glazed window to the rear and archway leading through to the triple aspect living room, with a double glazed window to the front, two double glazed windows to the side and feature 'Jet master' open fire with solid wood surround and inset tiling. Folding doors lead to the rear from the living room into the good size pitched roof double glazed conservatory which has secondary electric heating and provides access into the rear garden via double glazed French doors.





The first floor has a galley style landing with high level double glazed window to the front over the stairs, an access hatch to the loft space and large walk-in airing cupboard housing the lagged hot water cylinder. Doors from the landing lead to the four double bedrooms and family bathroom.

Bedroom 1 has built-in double wardrobes, a double glazed window to the rear and door to the adjoining en-suite bath/shower room with shower enclosure with fitted shower, bath, wash basin inset into surround with storage under and adjacent enclosed cistern wc, along with a heated towel rail and double glazed window to the front.

The Guest bedroom 2 has a built-in wardrobe, double glazed window to the rear and door to a wc and shower enclosure, with wash basin with storage cupboard under.

Bedroom 3 has a double glazed window to the rear and built-in double wardrobe, while Bedroom 4, which is also a double room, has a double glazed window to the front and two built-in double wardrobes.

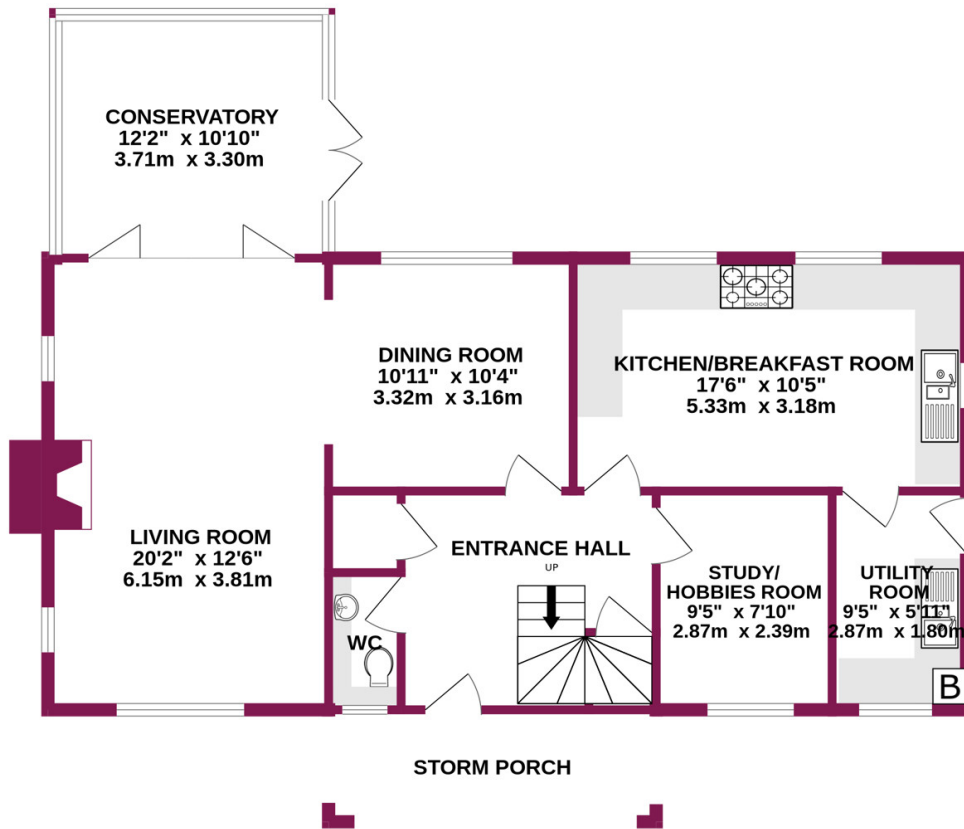
The first floor also offers a family bathroom with modern suite of 'P' shaped bath with shower over and fitted shower screen, wash basin with storage under and adjacent enclosed cistern wc, heated towel rail and double glazed window to the front.

Externally, there is secure on-site parking behind double gates for several vehicles on the driveway in front of the double garage, which has two doors to the front, a personal door and window to the side, power and light. Outside the garage there is an EV charging point and to the rear there is a log store. Gates lead to the rear and side garden, where there is a greenhouse adjoining the side of the garage, raised vegetable patches, a Summer House, timber storage shed, hot tub, generous lawn and mature hedgerow providing screening from neighbouring properties.



To arrange a viewing contact 01243 267026

GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



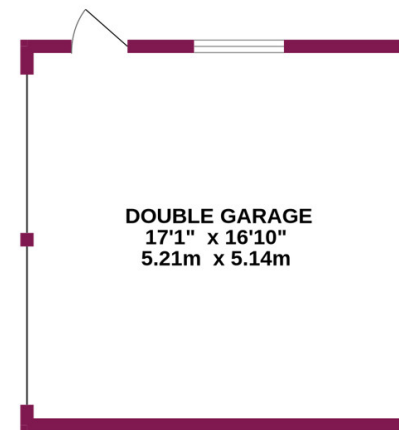
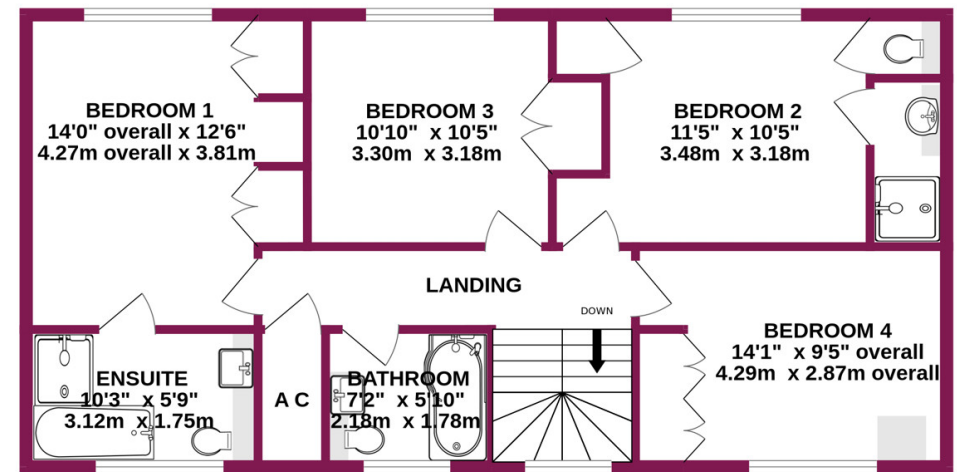
TOTAL FLOOR AREA : 2135 sq.ft. (198.3 sq.m.) approx.

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.

Made with Metropix ©2025



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.





6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

Current EPC Rating: C (70) **Council Tax:** Band G £3,662.96 (Arun District Council/Aldwick 2024-2025)

Private Estate Contribution: £200 p.a. (Cypress Way (Aldwick) Ltd)

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.