



2 Coastguards Cottage, Barrack Lane
Aldwick | Bognor Regis | West Sussex | PO21 4DZ

Guide Price £550,000
FREEHOLD

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MO550 - 04/25

Features

- Superbly Appointed Character Cottage
- Idyllic Setting Close To Beach & Amenities
- Superb Condition Throughout
- 3 Bedrooms (En-suite To Bedroom 1)
- 2 Separate Reception Rooms
- Well Tended Gardens
- Parking At The Front
- 1,091 Sq Ft / 101.4 Sq M

Having been the subject of an extensive refurbishment program throughout recent years by the current owner occupiers, this impeccably well presented property is a must see to fully appreciate the charm and character on offer. Reputed to date back to the 19th Century circa 1850, this truly delightful home has been tastefully and sympathetically improved and is situated in an idyllic setting opposite a small parade of shop, within a few hundred metres level walk to the beach.

The accommodation in brief comprises entrance hall with pantry, front aspect refitted cottage style kitchen with Aga, delightful sitting/dining room with log burner leading through to a superb second reception at the rear with bespoke skylight lantern, first floor landing, two first floor bedrooms and re-fitted shower room, along with a dressing room with staircase to a second floor loft bedroom with en-suite bathroom and roof top views towards the sea.

Furthermore, the property offers on-site parking at the front, an enclosed, pretty front courtyard with two brick outbuildings/stores, a recently updated electric heating system via radiators and underfloor heating (where stated), double glazing, excellent decor throughout and a delightful south westerly rear garden.

The property is approached at the front via double wrought iron gates leading through a brick arch into the front enclosed courtyard, with two brick stores and gravel pathway leading to a paved front terrace. A storm porch protects the front door, with natural light window over, which opens into a welcoming hallway with flagstone flooring, built-in useful pantry cupboard (which lends itself potential to convert to a ground floor cloakroom), a staircase to the first floor with useful under stair storage cupboard, door to the sitting/dining room and door way to the kitchen.

The kitchen has a sash window to the front and is tastefully fitted with units and work surfaces retaining the charm of the cottage with an inset sink unit, electric Aga, flag stone flooring and recently installed wall mounted electric boiler, along with space and plumbing for a dishwasher and free standing fridge/freezer.

The sitting/dining room has exposed wood flooring, an original fireplace with recessed log burning stove, and bespoke stained glass natural light windows to the rear, with a doorway between leading through to the impressive adjoining family/sun room with feature bespoke double glazed skylight lanterns, underfloor heating and double glazed sliding doors with flank panelling to the rear providing access to the garden.





The first floor boasts a landing with refitted doors leading to the two first floor bedrooms, shower room and dressing room. Bedroom 2 is positioned at the rear of the property and has a window overlooking the rear garden along with a decorative feature fireplace and is currently utilised as a hobbies/work room. Bedroom 3 is currently utilised as a home office and has a window to the front and decorative feature fireplace. The shower room has been tastefully re-fitted and boasts a tiled shower enclosure with glazed shower screen and raindrop fitted shower, bespoke wash basin, close coupled wc, heated towel rail, useful linen storage shelved recess and window to the front.

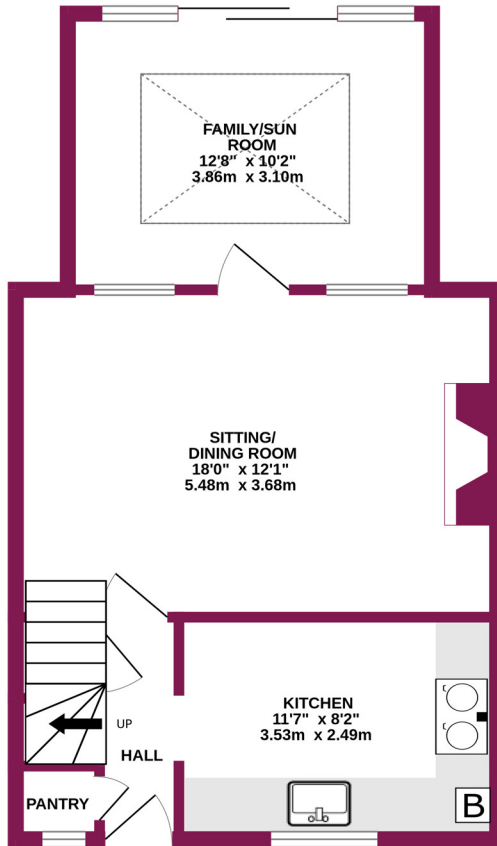
The first floor also offers a dressing room with window to the rear, which houses the staircase, which rises to the second floor principal, loft bedroom suite which boasts a double glazed skylight window to the rear enjoying roof top views towards the sea, along with eaves storage cupboards and door to the adjoining en-suite bathroom with additional double glazed skylight window to the rear and a modern white suite of bath, bespoke washbasin, wc and heated towel rail.

Externally, at the rear, there is a south westerly rear garden, with pruned beach hedging to the sides, a paved sun terrace accessed from the family/sun room, leading to a main area laid to lawn with spaced paving, a small sunken pond, along with a useful timber storage shed positioned at the far end of the garden, where there is a further gravel entertaining area.

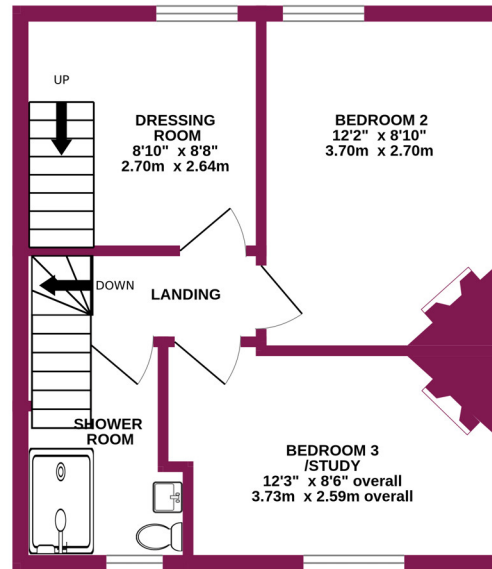
N.B. - An internal viewing of this simply charming home is essential to fully appreciate everything on offer.



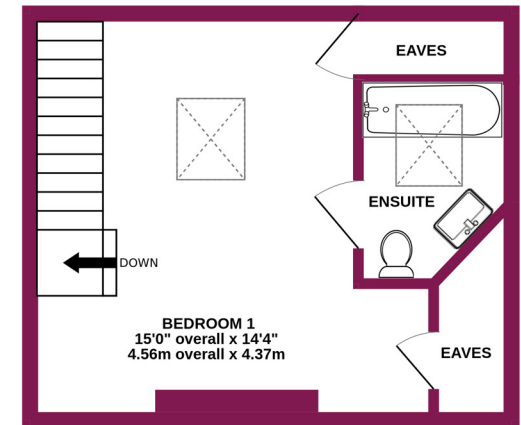
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.

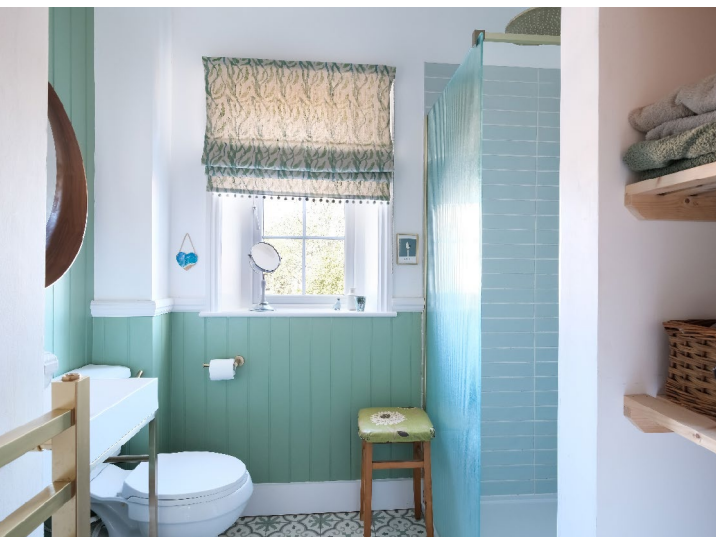


TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

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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Current EPC Rating: 51 (E)

Council Tax: Band E £2,816.58 p.a. (Arun District Council / Aldwick 2025 - 2026)

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