



4 Yeomans Acre

Aldwick | Bognor Regis | West Sussex | PO21 3QJ

Price £508,500
FREEHOLD

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RI520 - 05/25

Features

- **Detached 4 Bedroom Chalet Style Residence**
- **Highly Versatile & Deceptively Spacious Accommodation**
- **Cul-de-Sac Setting Close To Amenities & Bus Routes**
- **No Onward Chain**
- **2,439 Sq Ft / 226.6 Sq M (Incl. Garage)**

Offered For Sale with No Onward Chain, this incredibly deceptive detached chalet style home has been lovingly cared for throughout the years and offers highly versatile, well maintained, accommodation comprising a welcoming generous reception hall, kitchen, two utility areas, sitting room, conservatory, separate dining room, hobbies room/home office/gym, two ground floor double bedrooms, ground floor bath/shower room, first floor landing and two first floor bedrooms (principal bedroom with an en-suite shower room).

The property also offers double glazing, a gas heating system via radiators, a secluded and generous frontage providing on-site parking for several vehicles/caravan/motor home/etc along with a delightful established fully enclosed rear garden.

Local amenities can be found nearby in the West Meads shopping parade, as are doctors surgeries etc, while the regularly routed bus services can be found within approx 100 yards level walk.

A covered portico protects the obscure double glazed front door, with flank double glazed obscure panelling, which leads into the welcoming reception hallway, where there is a built-in cloaks double storage cupboard, double radiator, exposed wood block flooring, a carpeted staircase to the first floor with handrail/balustrade and useful under-stair storage cupboards, along with a picture rail surround and decorative ceiling rose. Panel doors lead from the reception hall to the two ground floor double bedrooms, the sitting room and ground floor bath/shower room, while archways lead into the kitchen and separate dining room.

The sitting room is positioned at the rear of the property with a feature stone fireplace, two radiators, a picture rail surround, glazed narrow door to the side into the hobbies room and double glazed patio doors to the rear leading into the adjoining conservatory.

The pitched roof conservatory has doors to the side and rear providing access into the rear garden, tiled flooring, a radiator and double glazed patio doors providing access into the kitchen.

The kitchen boasts a range of fitted units and work surfaces with an enamel 1 1/2 bowl single drainer sink unit, integrated 4 burner gas hob with concealed hood over and double oven under, space and plumbing for a dishwasher and fridge/freezer, tiled flooring and radiator. A double glazed door to the side leads out utility area 1 with work surface, space and plumbing for washing machine and dryer, fitted cupboards and space for under counter appliances, along with a double glazed door to the rear and further door leading through to utility area 2 where there is work surface with single drainer 1 1/2 bowl sink unit, fitted storage cupboards, wall mounted 'Vaillant' gas boiler and door to the front.





The separate dining room (former original garage) has a double glazed bow window to the front, fitted storage cupboard housing the electric meter and electric consumer unit, a radiator, picture rail surround and shelved display recess.

The two ground floor double bedrooms are both good size rooms with Bedroom 2 having a feature bow window to the front, fitted wardrobes, radiator, picture rail surround and fitted carpet. Bedroom 3 is an integral room with a double glazed obscure window to the side into the garage, fitted wardrobes, radiator, picture rail surround and fitted carpet.

The ground floor bath/shower room is also a good size with a white suite of oversize glazed shower enclosure with fitted shower, panel bath with mixer tap/shower attachment, shaped wash basin with storage under, close coupled wc, heated towel rail, tiled walls and flooring and an obscure double glazed window to the side into utility area 2.

In addition, the ground floor also offers a highly versatile space accessed from the sitting room which has been formerly utilised as a hobbies room and home office study, which lends itself to multiple uses, being a part split level room measuring 31' 4" x 8' 5" overall with, two radiators a window to the side and French doors providing access into the rear garden, along with a door leading into the adjoining garage.

The first floor landing has a high level obscure natural light window to the rear into bedroom 4, along with a door to an eaves storage cupboard housing the lagged hot water cylinder. Doors from the landing lead to bedrooms 1 and 4. Bedroom 1 has a dormer style window to the front, fitted wardrobes to one wall, radiator, access to the generous eaves storage area, a fitted unit with storage under, along with a door to the en-suite shower room which offers a white suite of shower enclosure with fitted shower, low level wc and pedestal wash basin. Bedroom 4 has a double glazed skylight window to the rear, radiator, built-in double fronted storage cupboard, door to the eaves cupboard housing the hot water cylinder and an access hatch to the roof space.



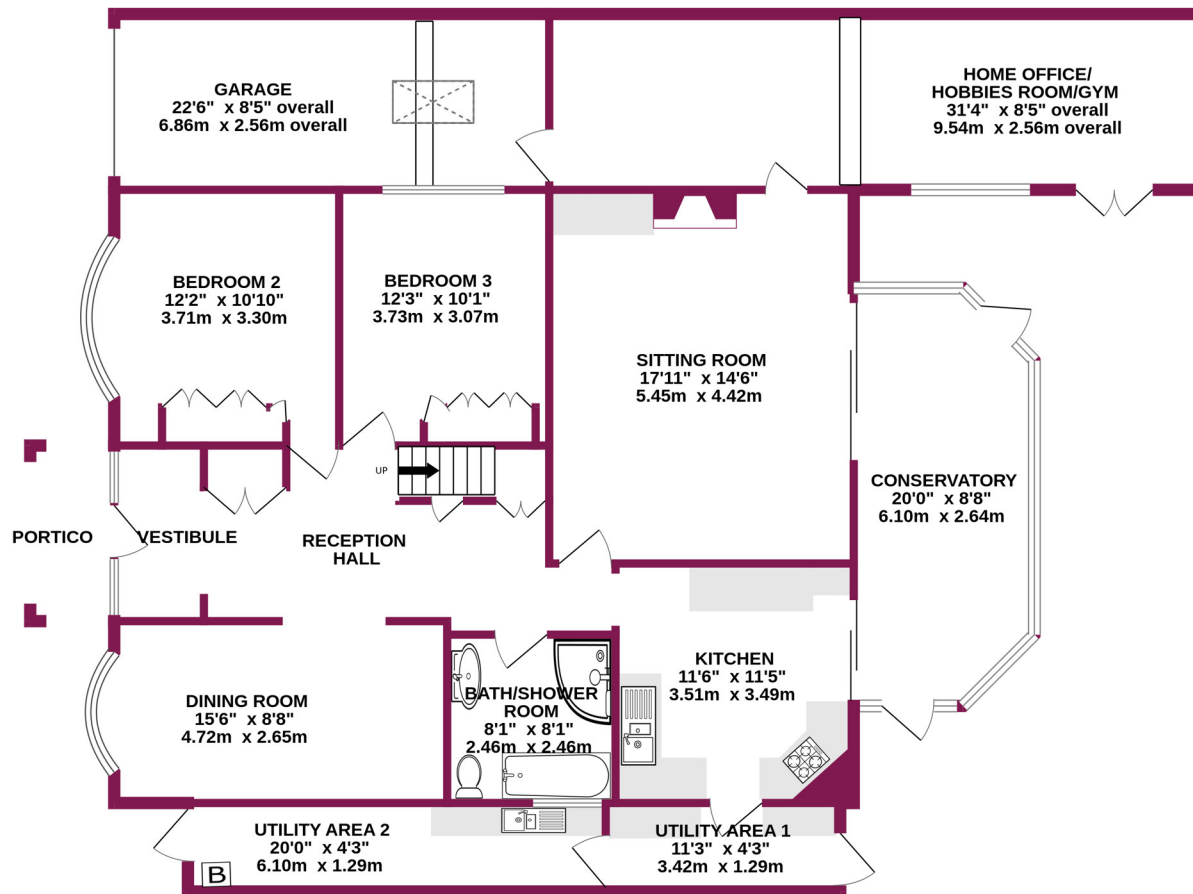
Externally, the property offers a generous block paved frontage screened by mature hedgerow with external courtesy lighting, which provides on-site parking in front of the attached garage which has an up and over door to the front, power, light and natural light roof light. **N.B Please note the garage has a split level floor of 15' 22 from the main up and over door.** The fully enclosed rear garden is a real feature of this delightful home with a covered entertaining area, shaped area laid to lawn with path way leading to the rear, paved sun terrace, an array of established mature plants, shrubs and palms, raised planters and established beds, along with a useful covered area at the rear with mature vine, where there is a timber storage shed and timber workshop.

NB: An internal inspection of this unique residence is essential to fully appreciate the size of accommodation and everything this delightful home has to offer.

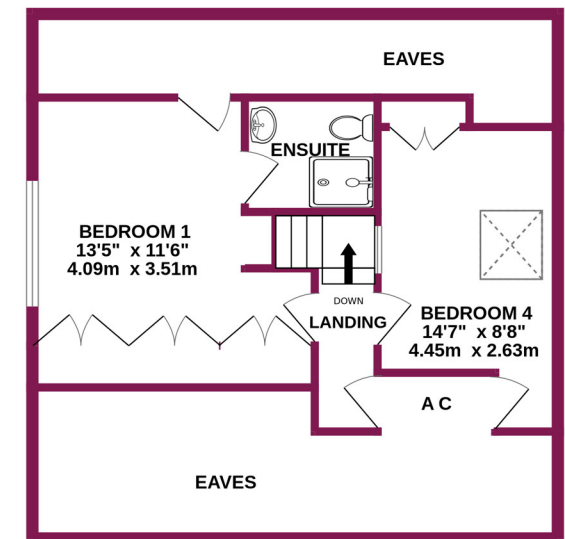


To arrange a viewing contact 01243 267026

GROUND FLOOR
1807 sq.ft. (167.8 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 2439 sq.ft. (226.6 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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Current EPC Rating: D (56)

Council Tax: Band D £2,304.48 p.a. (Arun District Council / Aldwick 2025 - 2026)

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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