



**8a Gossamer Lane**

Aldwick | Bognor Regis | West Sussex | PO21 3AY

**Guide Price £825,000**

**FREEHOLD**



# 8a Gossamer Lane

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FA825 - 05/25

## Features

- New Build Detached Single Storey Residence
- Superbly Appointed & Well Proportioned Accommodation
- 3 Double Bedrooms (En-suite to Bedroom 1)
- Generous Open Plan Kitchen/Dining Room
- Sitting Room With Log Burner
- Air Source Heat Pump & Underfloor Heating
- Solar Panels & EV Charging Point
- Secure On-site Parking, Oversize Garage & Walled Gardens
- 10 Year NBC Warranty
- NO ONWARD CHAIN
- 1,784 Sq Ft / 165.7 Sq M (Incl. Garage)

**Current EPC Rating** - B (85)    **Council Tax** - TBC (Arun District Council/Aldwick 2024 - 2025)

Constructed to an impeccably high standard, by local reputable 'Farndell Builders Ltd', this new detached single storey residence is offered for sale with No Onward Chain and a 10 year NHBC Warranty upon completion.

Local amenities within Rose Green village centre are within approximately a quarter of a mile level walk, while regular routed bus services within Gossamer Lane itself provide an ease of access to Bognor Regis town centre and the nearby historic city of Chichester. The beach at Aldwick can also be found close by (approximately 0.6 of a mile walk).

The property is approached via bespoke metal double gates with a below ground automation kit which lead into a generous block paved forecourt providing secure on-site parking for several vehicles, with a feature brick wall boundary to the front, side and rear. The recessed front door with flank double glazed panelling opens into a generous welcoming entrance hall with fitted carpet, under-floor heating, a built-in double cloaks storage cupboard housing the underfloor heating valves, access hatch to the loft space and large walk-in storage cupboard housing the pressurised hot water cylinder and controls. From the hallway doors lead to the integral garage, sitting room, three bedrooms and main bath/shower room, while a pair of glazed casement doors lead through into the impressive kitchen/dining room at the rear.

The kitchen boasts a quality range of units with down lighting and integral skirting spot lights complemented by Quartz work surfaces, with a feature island incorporating a breakfast bar with integrated electric hob with integral extractor, an integrated eye level double oven/grill, concealed dishwasher and space and plumbing for an American style fridge/freezer, large tiled flooring with underfloor heating, feature tri-fold doors to the rear providing access into the garden with a further double glazed window to the rear in the dining area which provides ample space for a large table and chairs.





The sitting room is also a rear aspect room with double glazed French doors with matching flank panelling providing access into the rear garden, along with fitted carpet with underfloor heating and recess housing the wood burning stove.

The principal bedroom is positioned at the rear of the property with a double glazed window, fitted carpet, underfloor heating and door to the adjoining en-suite shower room with a white suite of glazed shower enclosure with dual shower unit, close coupled wc, wash basin with storage under and illuminated mirror over, tiled splash backs and tiled flooring with underfloor heating, heated towel rail and extractor. Bedrooms 2 & 3 are both, good size front aspect double rooms, both with fitted carpet and underfloor heating, with Bedroom 2 benefiting from a feature double glazed bay to the front.

In addition, the property offers a generous bath/shower room with a white suite of glazed shower enclosure with dual shower unit, shaped bath with central mixer tap, close coupled wc, wash basin with storage under and illuminated mirror over, ladder style heated towel rail, tiled splash backs and tiled flooring with underfloor heating.

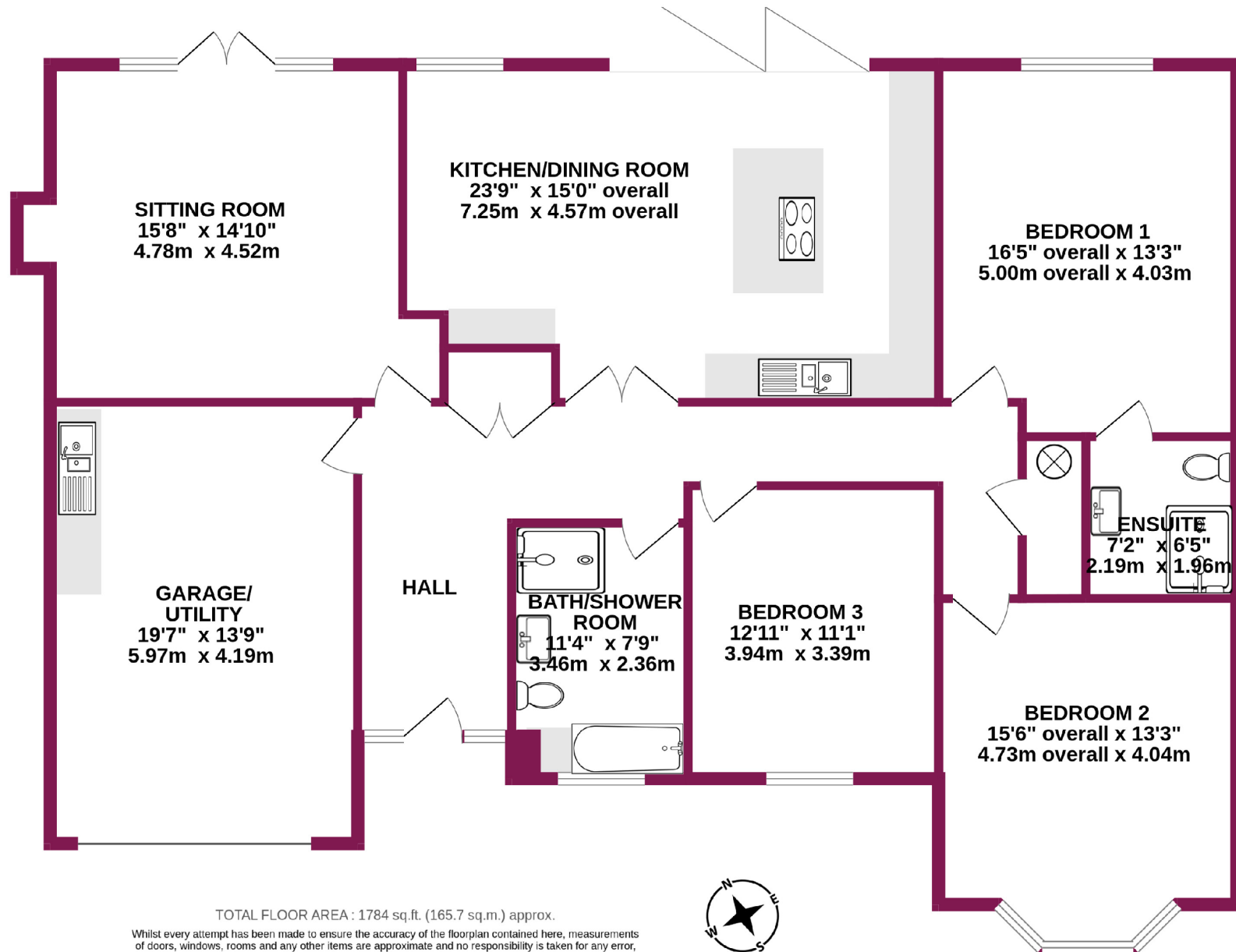
The oversize garage has an electrically operated vertical sectional door at the front, power light, wall mounted electric consumer unit and solar heating controls, EV charging point, fitted work surface with inset single drainer sink unit with double storage unit under and space and plumbing for a washing machine and dryer, along with further wall mounted double unit and door into the adjoining hallway.

Externally, the gardens are laid to lawn with paved sun terraces accessed from the kitchen and sitting room, external lighting, external water tap and external power points.





GROUND FLOOR  
1784 sq.ft. (165.7 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.7 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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