



**7 Regis Avenue**

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HQ

**Guide Price £850,000**

**FREEHOLD**



# 7 Regis Avenue

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BU850 - 06/25

## Features

- An Incredibly Deceptive Detached Chalet Style Home
- Highly Versatile Accommodation
- Kitchen/Breakfast Room & Utility Room
- L-shaped Open Plan Sitting/Dining Room With Log Burner
- Additional Media/Hobbies Room
- Bathroom & Shower Room
- Multi Use Additional Large Ground Floor Games Room/Gym/Bedroom
- Double Glazing & Gas Heating (Radiators)
- 2,808 Sq Ft / 260 Sq M (Incl. Garage)

Positioned within the highly sought after Aldwick Bay private marine estate, this incredibly deceptive detached chalet style home, which has been much improved and extended throughout the years, boasts light, airy and well presented accommodation, which could lend itself the potential to provide annexe accommodation or for those seeking ground floor space to indulge in recreational pursuits/hobbies.

The prestigious 'Aldwick Bay' private residential marine estate was created in the late 1920s to provide a safe and tranquil setting. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch. The mainline railway station (London - Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre, along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.

The accommodation comprises in brief entrance hall, L-shaped sitting/dining room, kitchen/breakfast room, ground floor media/hobbies room with adjacent shower room, large L-shaped double glazed covered walkway leading to the utility room and highly versatile large games/room/gym/office/bedroom 5, along with a first floor landing, four first floor bedrooms and a first floor family bathroom.

The property also offers double glazing, a gas heating system via radiators, on-site parking for several cars with a carriage driveway, a garage, a useful adjoining timber store and fully enclosed rear garden.

The double glazed front door with natural light flank panelling positioned at the side of the property leads into a welcoming entrance hall with tiled flooring and a carpeted staircase to the first floor with glazed balustrade and under-stair storage cupboard. Doors from the hallway lead to the sitting room, kitchen/breakfast room, media/hobbies room and shower room.

The sitting room boasts a feature semi-circular bow window to the front, windows to both sides, dado rail surround, exposed oak flooring, inset ceiling lighting and a recessed feature wood burning stove. The sitting room flows through to an open plan dining room with window to the side, fitted carpet and dado rail surround. A door from the dining room leads into the adjoining kitchen/breakfast room.







The kitchen/breakfast room is a dual aspect room with windows to the side and rear and provides a comprehensive range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, integrated electric hob with hood over, integrated dishwasher and under-counter fridge, eye level double oven/grill, along with a wall mounted gas boiler, space and plumbing for a washing machine and double glazed door to the rear which leads into a large L-shaped covered walkway providing access into the rear garden, along with a door to the driveway, utility room and games room at the rear. The utility room has power, light, space for free-standing appliances and a door to the garage. The highly versatile games room/gym/office/bedroom measures 22' 11" x 16' 4" and has windows to the front and side, dado rail surround and French doors to the rear leading out to a paved sun terrace.

Adjacent to the kitchen/breakfast room is another versatile room, currently utilised as a media/hobbies room, which has patio doors to the rear providing access into the covered walkway. In addition, the ground floor has a shower room with an obscure window to the side, corner shower enclosure with dual shower unit, wash basin set into surround with storage under and adjacent enclosed cistern wc, along with a heated towel rail and tiled splash-backs.

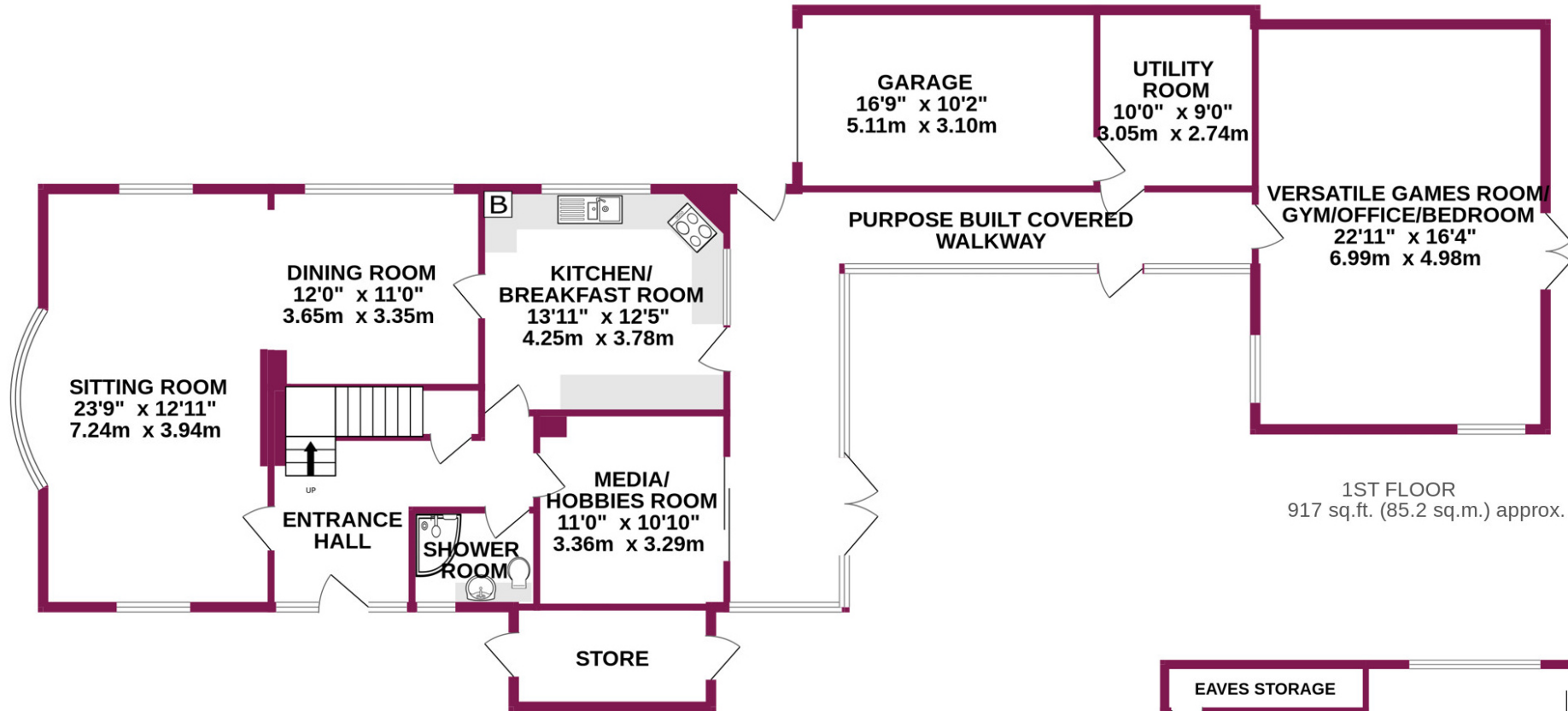
The first floor has a landing with feature glazed balustrade, access hatch to the loft space and doors to the four bedrooms and family bathroom. All four bedrooms are of a good size with bedrooms 1,3 and 4 providing access into useful eaves storage cupboards. The family bathroom has a window to the side, bath, pedestal wash basin, close coupled wc and mirror fronted double sliding walk-in linen cupboard housing the water softener.



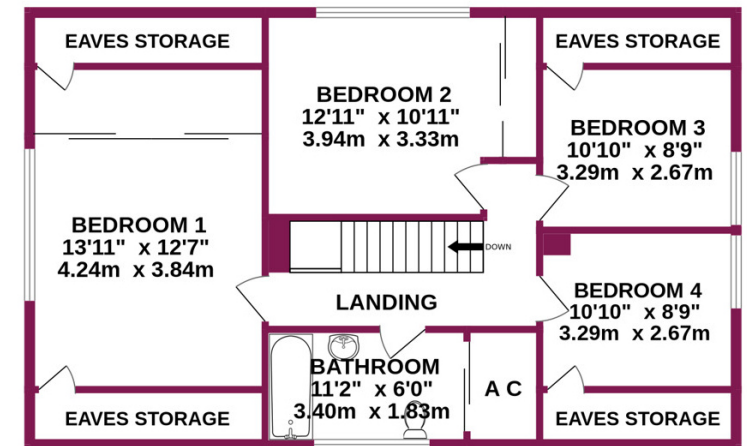




GROUND FLOOR  
1891 sq.ft. (175.7 sq.m.) approx.



1ST FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 2808 sq.ft. (260.9 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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Externally, there is on-site parking for several cars at the front and side, a useful timber store for bins/bikes/motorcycle etc, a garage with power and light and a fully enclosed rear garden with paved terraces and lawn.

**Current EPC Rating - D (65) Council Tax - Band F £3,328.70 p.a. (Arun District Council/Aldwick 2025 - 2026) Annual Estate Charge - £270.00 p.a. (2025 - 2026)**

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