



2 Seabrook Close

Aldwick | Bognor Regis | West Sussex | PO21 3UT

Price £865,000
FREEHOLD

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DO865 - 06/25

Features

- Superbly Appointed Detached Residence
- Envious Tucked Away Position
- Exclusive Cul-de-Sac of Just 5 Individual Homes
- 5 Bedrooms, 4 Bathrooms
- Incorporating Self Contained Studio Apartment
- 3 - 4 Car Oversize Garage & On-Site Parking
- Complete Onward Chain
- 2,952 Sq Ft / 274.3 Sq M

Tucked at the far end of an exclusive cul-de-sac, close to Rose Green village centre, hosting an array of local amenities including regularly routed bus services, this superbly appointed detached residence has been sympathetically extended and improved by the current occupants throughout their lengthy ownership.

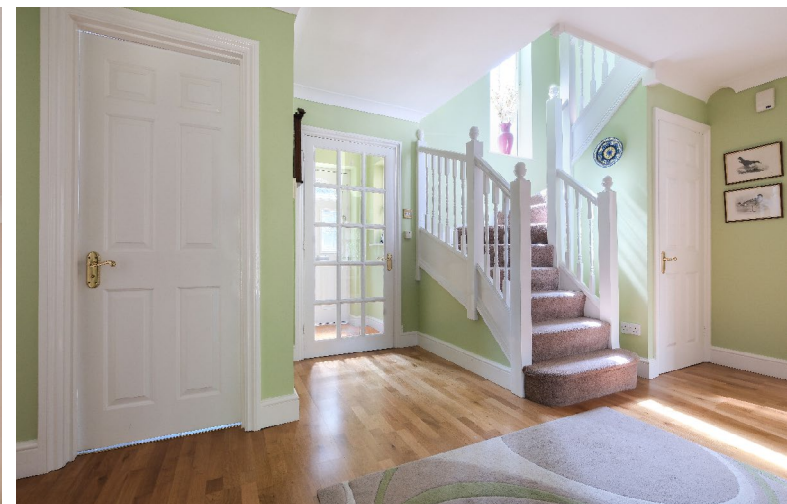
The accommodation comprises an entrance porch, welcoming hallway, ground floor cloakroom/wc, kitchen/breakfast room, separate utility room, sitting room leading to a delightful lounge style sun room with skylight lantern, separate dining room, versatile study/hobbies room, first floor landing, principal bedroom with wardrobes and en-suite shower room, guest bedroom with second en-suite shower room, two further bedrooms and a family bathroom. In addition, the property has an oversize 3 - 4 car garage with self contained luxury studio apartment over comprising large living/bedroom with kitchen/utility and shower room. The property also offers double glazing, a gas heating system to the main house via radiators, on-site parking for several cars and a landscaped fully enclosed Westerly rear garden.

The front door opens into the porch with window to the side and internal glazed casement style door leading through into the welcoming entrance hallway, with exposed wood flooring, feature easy-rise carpeted staircase to the first floor with deep natural light arched window to the front and under-stair storage cupboard. Double doors from the hallway lead to the sitting room, while further panel doors lead to the dining room, kitchen/breakfast room, study/hobbies room and ground floor cloakroom which has an enclosed cistern wc, wash basin with storage under, heated towel rail and window to the front.

The kitchen/breakfast room boasts a comprehensive range of units and work surfaces incorporating a large breakfast bar housing the built-in fridge and deep freezer, Range style cooker with hood over, window and French doors to the rear providing access into the rear garden and door to the adjoining utility room, which boasts further fitted units, a second sink unit, integrated dishwasher and washing machine and door to the integral oversize garage.

The sitting room has a calm, relaxing feel and has a window to the side, feature fireplace, fitted carpet and patio doors to the rear leading into a delightful lounge style sun room with feature double glazed skylight lantern, two high level windows to one side, two windows to the rear and French doors with flank natural light panelling to the other side providing access into the rear garden. The separate dining room has a window to the front and fitted carpet. In addition, the ground floor has a useful versatile study/hobbies room with window to the front.





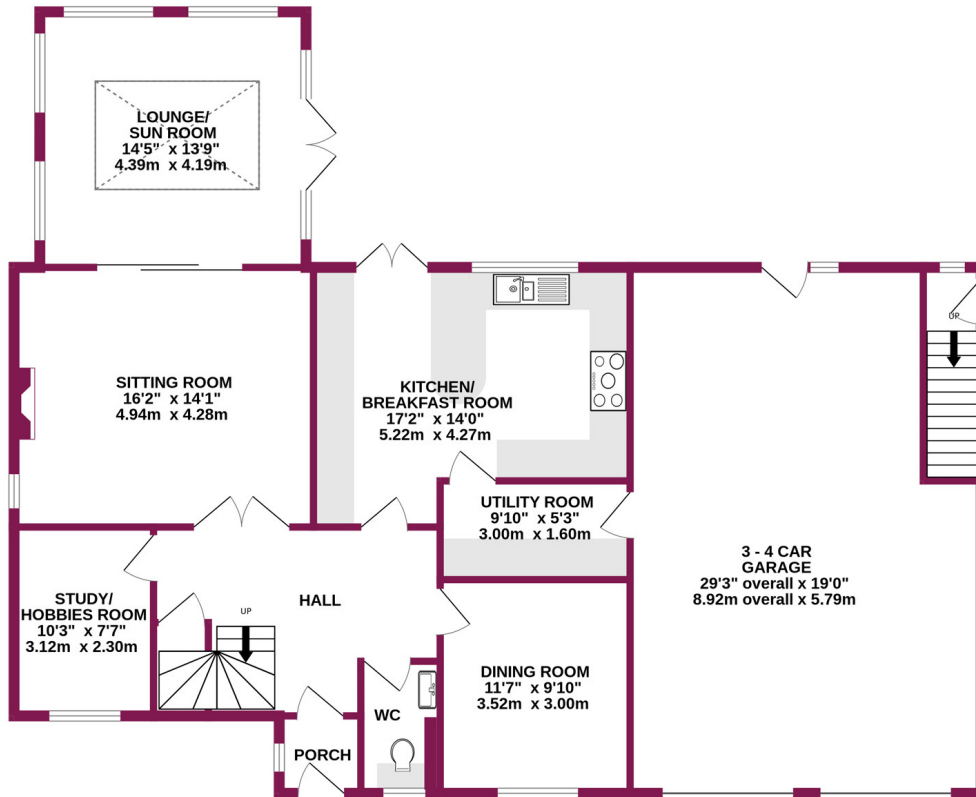
The first floor landing has a built-in large airing cupboard housing the lagged hot water cylinder and fitted shelving. Doors lead from the landing to the four bedrooms and main bathroom. Bedroom 1 has a window to the rear overlooking the rear garden and a walkway housing four built-in double wardrobes leading to the en-suite shower room, which has a window to the front, glazed shower enclosure with fitted shower, wash basin inset into surround with storage under and over, along with an enclosed cistern wc, tiled splash-back and extractor.

The Guest bedroom 2 also has a window to the rear, fitted double wardrobe and door to a second en-suite shower room with shower cubicle with fitted shower, pedestal wash basin, close coupled wc, heated towel rail, tiled splash-back and extractor. Bedrooms 3 and 4 are both good size rooms, both with fitted wardrobes, with bedroom 3 also housing the access hatch to the loft space with fitted ladder. The main bathroom has a window to the front, feature jet bath with shower over and fitted glazed shower screen, wash basin inset into surround with fitted storage units over and under, enclosed cistern wc, heated towel rail and extractor.

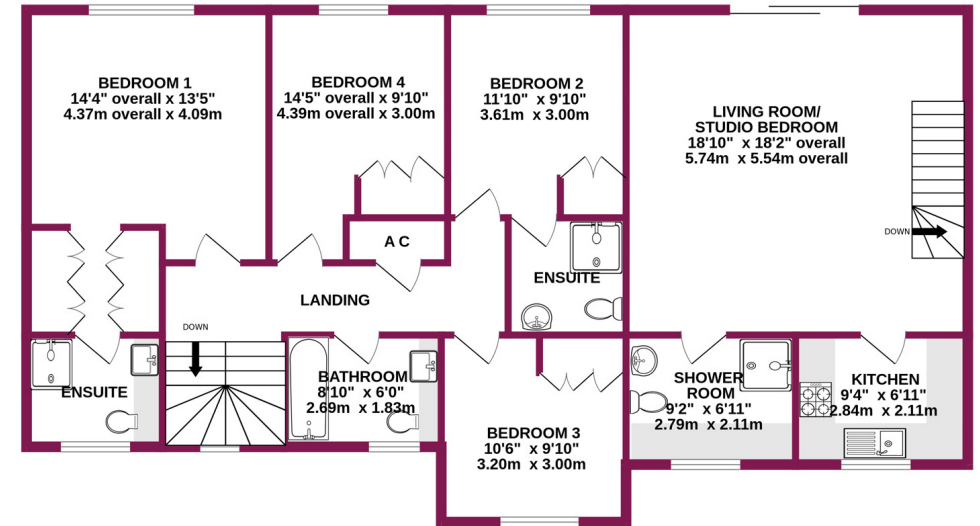
In addition to the main residence and accessed via a gate at the side of the property leading to a pathway to the side/rear, is a self-contained studio apartment, with it's own private front door leading into a lobby area with window to the rear and a carpeted staircase which rises to an impressive first floor, open plan generous bed/sitting room, which has patio doors to the rear with Juliet style glazed balcony, fitted carpet and electric heating. Doors lead to the kitchen and shower room/utility room. The kitchen has a window to the front with fitted units and work surfaces, an integrated gas hob with hood over and eye level double oven, along with an integrated fridge/freezer and dishwasher. The shower room has further fitted units and work surface, a washing machine and dryer, a glazed shower enclosure with fitted shower, pedestal wash basin, close coupled wc, heated towel rail and window to the front.



GROUND FLOOR
1621 sq.ft. (150.6 sq.m.) approx.



1ST FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



TOTAL FLOOR AREA : 2952 sq.ft. (274.3 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.

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STUDIO





Externally, the property sits within a generous plot with a block paved frontage providing on-site parking in front of the integral over-size garage which accommodates 3 - 4 cars and houses the wall mounted gas boiler. The rear garden has a generous paved sun terrace running the width of the property at the rear, a feature covered gazebo which creates a superb entertaining area housing the and integral BBQ, external lighting, external water tap, Summer house, expanse of lawn with pathways, further decked terrace, greenhouse, raised vegetable beds and well stocked established mature beds and borders with strategic planting providing screening from neighbouring properties.

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Current EPC Rating: D (67) Council Tax: Band G £3,840.80 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.