



## 8 Aldwick Place

Aldwick | Bognor Regis | West Sussex | PO21 4AD

**Price £735,000**  
**Freehold**



# 8 Aldwick Place

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WE735 - 08/25

## Features

- Exclusive Private Estate Setting
- Close To Beach
- Contemporary Style Two Storey Home
- 3 Bedrooms (Bedroom 1 With En-Suite Facility)
- Refitted Kitchen/Dining Room
- Solar Panels with Battery Storage & E V Charging Point
- Southerly Rear Garden
- Can Be Offered with No Onward Chain
- 1,504.8 Sq Ft / 139.8 Sq M (Excluding Garage)

Situated within an exclusive private estate which provides residents access to the beach, this delightful two storey, three bedroom, contemporary style home offers light, bright and airy accommodation, which comprises large entrance vestibule, hallway, ground floor cloakroom/wc, rear aspect living room with sun awning, open plan through kitchen/dining room, utility room, first floor landing, principal bedroom with en-suite bath/shower room, two further double bedrooms and a modern shower room.

In addition, the property also offers double glazing and a gas heating system via radiators, solar panels with battery storage, E V charging point, on-site parking via a block paved driveway, adjoining garage with electrically operated door and fully enclosed southerly well tended rear garden.

A storm porch protects an obscure double glazed front door with matching flank double glazed panelling which leads into a large welcoming entrance vestibule with natural light skylight and tiled flooring. A part glazed door leads into the adjoining utility room, which in-turn leads through to the garage, while a further part glazed door from the vestibule with feature flank glazed block insert leads through to the hallway.

The hallway has a deep natural light obscure double glazed window to the front, feature open plan easy rise staircase with glazed balustrade, radiator, built-in cloaks storage cupboard with hanging rail and shelving housing chemical water softener, along with fitted carpet. Feature bi-fold double doors lead from the hallway into the living room at the rear, with further doors to the dining room and ground floor cloakroom which has a close coupled wc, wall mounted circular wash basin, tiled walls and tiled floor, radiator and an obscure double glazed window to the rear.

The main living room is of a good size with a feature stone fireplace with recessed coal effect gas fire, feature natural light glazed block inserts to the vestibule, two radiators, fitted carpet and double glazed French doors with flank panelling, with sun awning over, to the rear providing access to the sun terrace and rear garden.







The dining room is open plan to the kitchen and has a large double glazed window to the front, tiled flooring and radiator, while the re-fitted kitchen has a double glazed window to the rear enjoying a pleasant outlook into the rear garden, a range of base, drawer and wall mounted units, 1 1/2 bowl sink unit, 4 ring Induction hob with hood over, eye level double oven, integrated full size dishwasher and space for a fridge/freezer (American style if required), along with a double cupboard housing the Veissman gas boiler and a double glazed door to the side.

The bright and airy first floor landing has a large double glazed picture window to the side, access hatch to the loft space and built-in double fronted airing cupboard housing the hot water cylinder. Modern panel doors lead from the landing to the three bedrooms and shower room.

Bedroom 1 has a double glazed window to the rear, double glazed French doors to the front, fitted wardrobes, radiator and access hatch to further loft space. A door leads into the adjoining en-suite bath/shower room which has been tastefully re-fitted with a glazed corner shower enclosure with fitted shower, panelled bath with mixer tap/shower attachment, wash basin inset into surround with storage under and adjacent enclosed cistern wc, tiled walls, ladder heated towel rail and window to the rear.

Bedroom 2, which has been utilised as a study/hobbies room, is also a good size double room with window to the front, radiator, built-in double wardrobe.

Bedroom 3 has a window to the rear, radiator and built-in double wardrobe.





The shower room is positioned next to bedroom 3 with an oversize glazed corner shower enclosure with fitted shower, enclosed cistern wc, wash basin inset into surround with storage under, ladder style heated towel rail, tiled walls and window to the rear.

The utility room which is accessed from the entrance vestibule has space and plumbing for a washing machine and dryer, fitted work surface with single drainer sink unit, further fitted storage cupboards and tiled flooring. A door leads from the utility room to the adjoining garage which has an electrically operated vertical sectional door at the front, windows and door to the rear, wall mounted modern electric consumer unit and meters, solar panel controls and batter storage, E V charging point, along with power and light.

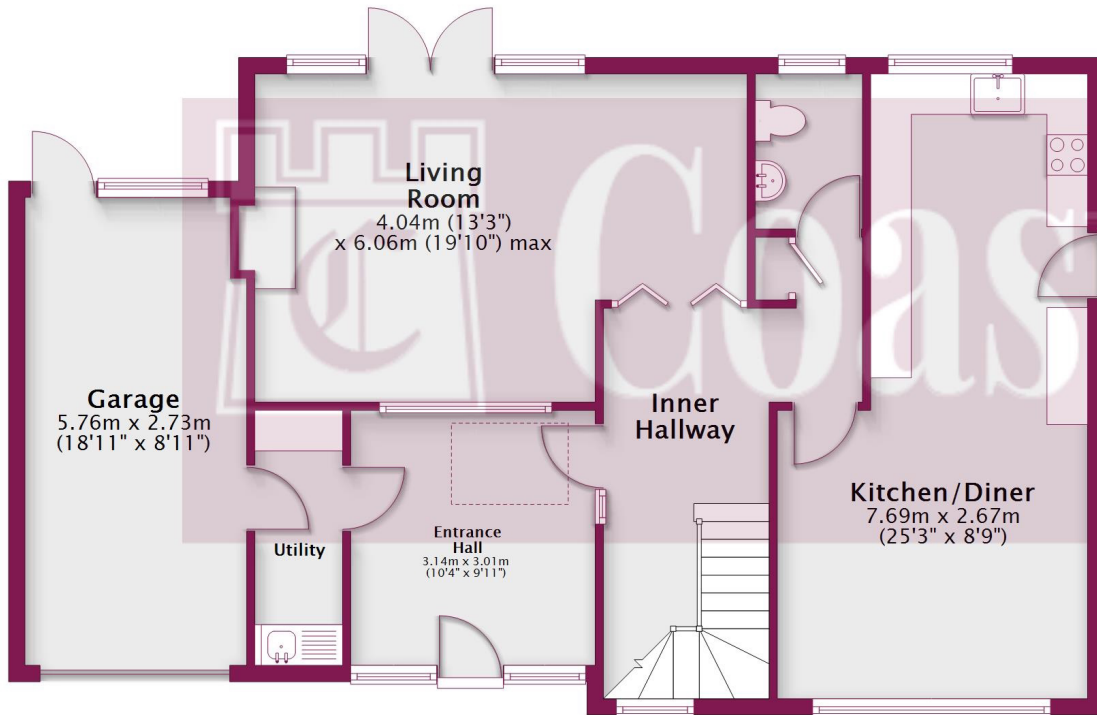
Externally, the property offers an established frontage with shrubs, trees and lawn and a block paved driveway providing on-site parking.

The rear garden boasts a wide paved sun terrace with brick border, external water tap, shaped lawn with established raised borders, an array of strategically placed shrubs and trees which provide screening from neighbouring properties, a timber storage shed and path to the side with a gate to the front.

**N.B This property can be offered For Sale with No Onward Chain.**

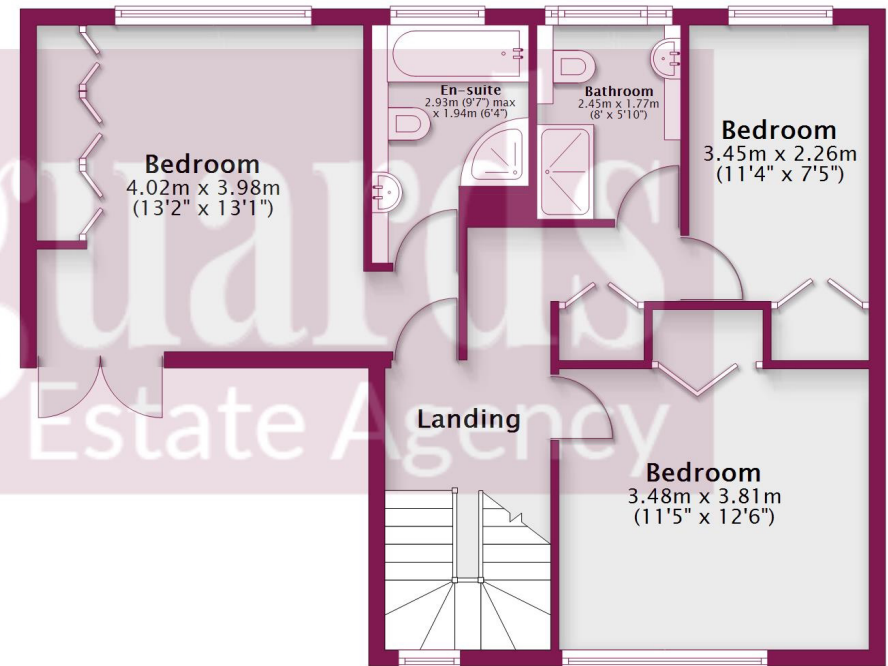
## Ground Floor

Main area: approx. 77.0 sq. metres (828.9 sq. feet)  
Plus garages, approx. 15.7 sq. metres (169.3 sq. feet)



## First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)

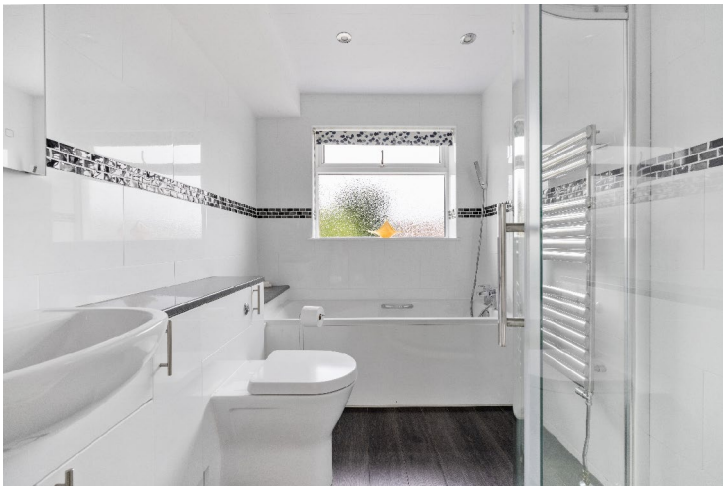


**Main area: Approx. 139.8 sq. metres (1504.8 sq. feet)**

Plus garages, approx. 15.7 sq. metres (169.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.





**Current EPC Rating: B (82)**

**Council Tax:** Band F £3,328.70 p.a. (Arun District Council / Aldwick 2025 - 2026)

**Estate Management Company:** Hobdens 01903 724040 **Private Estate Contribution: £580.00 - 2025 - 2026**

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