



10 Hornbeam Close

Aldwick | Bognor Regis | West Sussex | PO21 4AH

Guide Price £895,000
Freehold

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HA895 - 09/25

Features

- Superbly Appointed Detached Chalet Style Residence
- Sought After Private Estate
- Close To Beach With Views Towards The Sea From First Floor
- 4 Bedrooms & 4 Bathrooms
- Highly Versatile Bright & Airy Accommodation
- Recently Re-Fitted Kitchen/Dining Room
- Double Glazing & Gas Heating System (Radiators)
- On-Site Parking, Garage & Garden Room
- Fully Enclosed Landscaped Rear Garden
- 2116.1 Sq Ft / 196.6 Sq M

Occupying a cul-de-sac setting within this highly sought after private estate which provides residents gated access to the beach, this incredibly deceptive detached two storey chalet style residence has been significantly improved and updated throughout recent years, by the current owner occupiers, to create light, bright and highly versatile accommodation.

The ground floor provides a porch, welcoming hallway, living room, generous recently re-fitted open plan kitchen/dining room, ground floor double bedroom with en-suite facility, additional versatile hobbies room/study/bedroom 4 and a ground floor shower room, while the first floor comprises an impressive landing and two further double bedrooms, both with en-suite facilities.

The property also offers double glazing, a gas heating system via radiators, updated electrics, on-site parking via the driveway, a garage/workshop, useful garden room and delightful enclosed landscaped rear garden.

A double glazed outer front door leads into the double glazed porch with inset ceiling lighting. An inner double glazed door with flank natural light double glazed panelling opens into the impressive hallway with inset ceiling lights, two radiators and a feature carpeted staircase to the first floor with generous under-stair recess, a built-in storage cupboard housing the modern wall mounted electric consumer unit and electric meter. Double casement doors lead to the rear into the kitchen/dining room, along with a glazed door to the living room and further doors to the principal ground floor double bedroom, the study/hobbies room/bedroom 4, ground floor shower room and adjoining garage.

The kitchen/dining room is of a good size boasting a comprehensive range of recently re-fitted kitchen units and work-surfaces incorporating a generous breakfast bar, 1 1/2 bowl single drainer sink unit, 5 ring electric hob with feature modern hood over, eye level double oven/grill with warming drawer under, concealed integrated fridge/freezer, dishwasher, refuse drawer, wine cooler and washing machine, along with a double glazed window to the rear, while the dining area has space for a table and chairs, radiator and French doors with flank panelling to the rear, providing access into the rear garden.





The living room is positioned at the front of the property with two deep picture windows to the front and one to the side, all with bespoke plantation shutters, along with a feature log effect wall mounted electric fire, radiator and fitted carpet.



The principal ground floor bedroom has two deep picture windows to the front, both with bespoke plantation shutters, fitted carpet, radiator, built-in wardrobes and door to the adjoining en-suite bathroom with a white suite of panelled bath with mixer tap/shower attachment and fitted shower screen, wash basin with storage under and adjacent enclosed cistern wc, tiled walls and flooring, ladder style heated towel rail and window to the side. In addition, the ground floor offers a versatile studio/hobbies room/4th bedroom with two built-in storage cupboards, radiator, fitted cupboard and French doors with flank panelling to the rear, providing access into the rear garden. Adjacent to this room is a ground floor shower room with modern suite of over size shower enclosure with fitted glazed shower screens and dual shower, enclosed cistern wc, wash basin with storage under, tiled walls and flooring, heated towel rail and window to the side.



The first floor landing is again an impressive space with a galleried effect over looking a central staircase and provides an area for a workstation, along with two radiators and a skylight window to the side. Doors lead from the landing to the two first floor double bedrooms.

The main guest suite is positioned at the rear and creates a superbly proportioned room with bed area with generous fitted wardrobe and skylight window to the rear, along with a lounge/dressing area with deep picture window to the rear with bespoke plantation shutters and skylight window to the side, fitted carpet and two radiators, along with an access hatch to the remaining roof space. A door leads to the adjoining en-suite shower room with walk-in shower enclosure with fitted dual shower unit, shaped wash basin with storage under, close coupled wc, tiled splash-back, ladder style heated towel rail, tiled flooring and skylight window to the side.



The second guest double bedroom (3) has a deep picture window to the front with bespoke plantation shutters which provides a view towards the sea between neighbouring properties, along with a skylight window to the side, two radiators, built-in single wardrobe and fitted carpet. A door leads to an adjoining en-suite shower room with a walk-in shower enclosure with fitted dual shower unit, shaped wash basin with storage under, close coupled wc, tiled splash-back, ladder style heated towel rail, tiled floor and skylight window to the side.

Externally, the property has an open plan frontage laid to lawn with generous driveway providing on-site parking leading to the front door and the attached garage which has an electrically operated vertical sectional door at the front, double glazed door to the rear providing access into the rear garden, power and light.

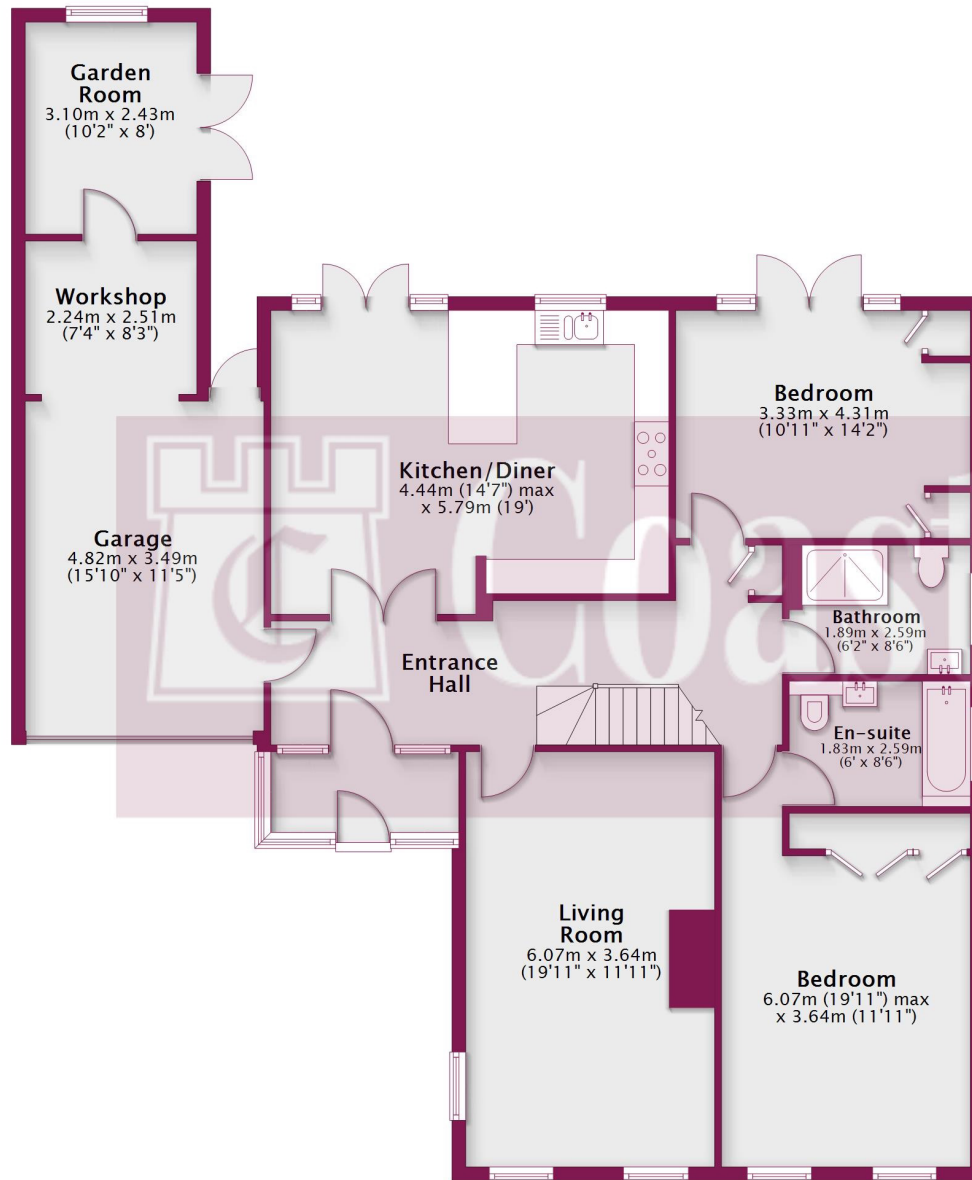
An open plan walkway at the rear of the garage leads into a workshop area where a further door leads into a highly versatile purpose built garden room with fitted work surface and units, space for an under-counter fridge, power and light, a double glazed window to the rear and large double glazed French doors to the side, providing access out to the generous paved terrace.

The fully enclosed rear garden boasts paved entertaining areas, one with a generous covered pergola, a shaped central lawn with established well stocked borders, a greenhouse, external power points, outside tap, external lighting and secure side passage with double gates to both the front and rear housing a timber shed.

N.B - The residents have access via a secure coded gate from the private estate which leads into the bottom of Dark Lane and onto the beach.

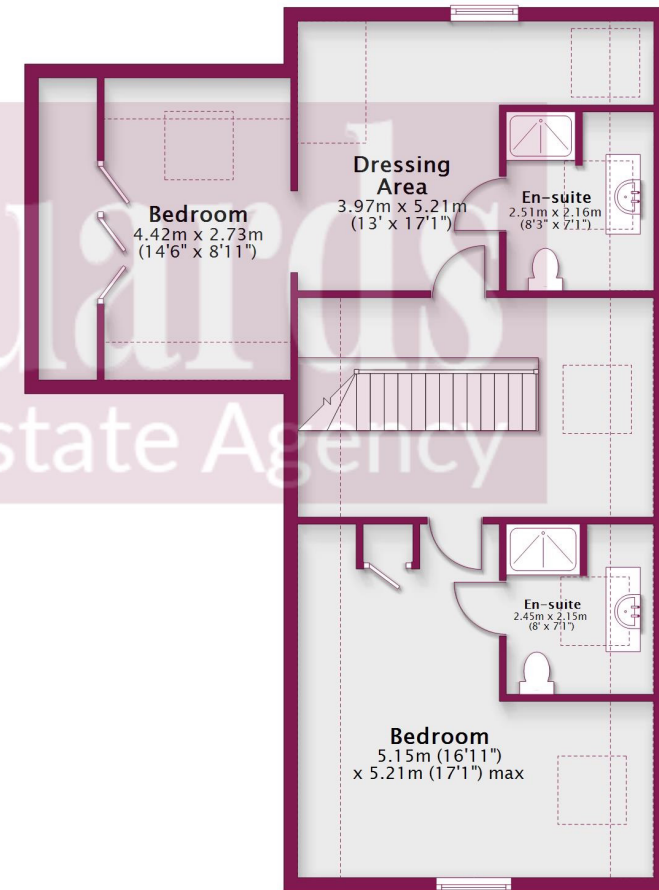
Ground Floor

Main area: approx. 114.6 sq. metres (1233.7 sq. feet)
Plus garages, approx. 16.8 sq. metres (181.1 sq. feet)
Plus outbuildings, approx. 13.4 sq. metres (144.3 sq. feet)



First Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



Main area: Approx. 196.6 sq. metres (2116.1 sq. feet)

Plus garages, approx. 16.8 sq. metres (181.1 sq. feet)
Plus outbuildings, approx. 13.4 sq. metres (144.3 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: C (71)

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

Estate Management Company: Hobens 01903 724040 **Private Estate Contribution:** £580.00 p.a. (2025 - 2026)

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