



16 St Richards Way

Aldwick | Bognor Regis | West Sussex | PO21 3BD

Price £799,950

Freehold

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Key Features

- Superbly Appointed Extended Detached Residence
- Sought After Residential Setting
- Close To Amenities
- 3 - 4 Bedrooms (2 with en-suite facilities)
- Immaculately Presented Throughout
- Impressive Living Space
- Kitchen/Breakfast Room & Separate Utility Room
- VIEWING ADVISED
- NO ONWARD CHAIN
- 1965.4 Sq Ft / 182.6 Sq M

This superbly appointed detached two storey residence has been beautifully and tastefully improved by the current owners throughout the years to create what can only be described as a ready to move into home which boasts deceptively spacious living space complemented by modern comforts of today's lifestyle.

The impressive accommodation comprises a reception hall, fully refitted kitchen with separate utility room, rear extension with sitting/dining room with bar area, living room with double sided log burner, ground floor bedroom with adjacent cloakroom, bright central landing, three bedrooms (2 with en suite facilities), study/cot room and luxury main family bathroom. The property also offers updated electrics, double glazing, a modern gas heating system via radiators and part underfloor heating, an oversize attached garage and fully enclosed secluded rear garden.

A pitched covered storm porch with courtesy light protects the front door with natural light flank panelling which opens into a generous reception hall with exposed wood flooring, two windows to the front, window to the side, featured carpeted easy rise staircase to the first floor with generous walk-in under-stair storage cupboard. A feature display opening through to the living room, doors to the living room, doorway to the kitchen/breakfast room with further door to the ground floor bedroom/home office/hobbies room and door to the ground floor cloakroom with wall mounted wash basin with storage under, enclosed cistern w.c, tiled splash-back, tiled flooring and an extractor.

The kitchen/breakfast room has been tastefully refitted with a comprehensive range of units and work surfaces incorporating a 5 - 6 seater breakfast bar, integrated 5 ring Induction hob with feature Franke hood over, 2 eye level ovens with 2 warming drawers under, integrated microwave, integrated 'Miele' full size dishwasher, pullout bin, 1 1/2 bowl sink unit with Quooker boiling water tap, integrated larder fridge and adjacent integrated freezer, door to the utility room and open walkway to the adjoining feature double sided log burning stove, tiled flooring into the sitting/dining room with underfloor heating.

The utility room has further fitted work surfaces with sink unit, space and plumbing for washing machine, and tumble dryer, fitted storage units and tiled flooring. A door leads from the utility room into the oversize adjoining garage which houses the modern wall mounted 'Worcester' gas boiler, Mega-flow pressurised water cylinder and water softener. The garage itself has double doors to the front, power, light and obscure windows and door to the rear.

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The sitting/dining room flows across the rear of the property creating a superb open plan entertaining space with windows to both sides and rear, 2 feature skylight windows, a door to the side and French doors to the rear providing access into the rear garden. The sitting room area has feature fitted units with solid work surface over with inset circular sink unit with chilled drinking water tap, concealed integrated under counter fridge, two wine/bottle chillers and tiled flooring throughout.

The dining room flows into the living room which has fitted carpet, window to the side, door to the hallway and enjoys the feature double sided log burning stove from kitchen. The ground floor also provides a highly versatile additional reception/bedroom which is currently utilised as a home office but lends itself to a multitude of uses such as playroom, hobbies room etc.

The first floor boasts a bright and airy central landing with access hatch to the loft space and doors to the three bedrooms, study/cot room and main family bathroom.

Bedroom 1 is dual aspect room with two windows to the side and window to the rear, deep pile fitted carpet, floor to ceiling wardrobes to one wall and door to the adjoining en suite shower room with feature walk-in shower unit, two circular wash basins with storage under and adjacent enclosed cistern w.c, tiled flooring with underfloor heating, tiled walls, heated towel rail and window to the rear.

Bedroom 2 is a dual aspect room (side & rear) with fitted carpet, fitted wardrobe/storage cupboard and door to a second en suite shower room with walk-in shower enclosure with fitted shower, close coupled w.c, wash basin with storage under, tiled walls and flooring with under floor heating, heated towel rail and window to the rear.

Bedroom 3 has a window to the front, fitted carpet and fitted double wardrobe along with a modern wash basin with storage under.

The study/cot room has a skylight window to the side and fitted carpet.

In addition, there is a fully refurbished family bathroom with oversize bath with central tap and wall mounted fitted shower, wash basin with storage under, enclosed cistern w.c, built-in double fronted linen/airing cupboard, tiled walls and flooring with under floor heating, feature towel rail and window to the side.

Externally, the frontage boasts a generous block paved forecourt providing on-site parking for several vehicles with an established cottage style well stocked and well screened border.

The rear garden provides plenty of screening, feature mature hedgerows and shrubs, lawn, generous paved terrace, timber storage shed, log store. To the side a wide block paved pathway leads to a gate to the front.

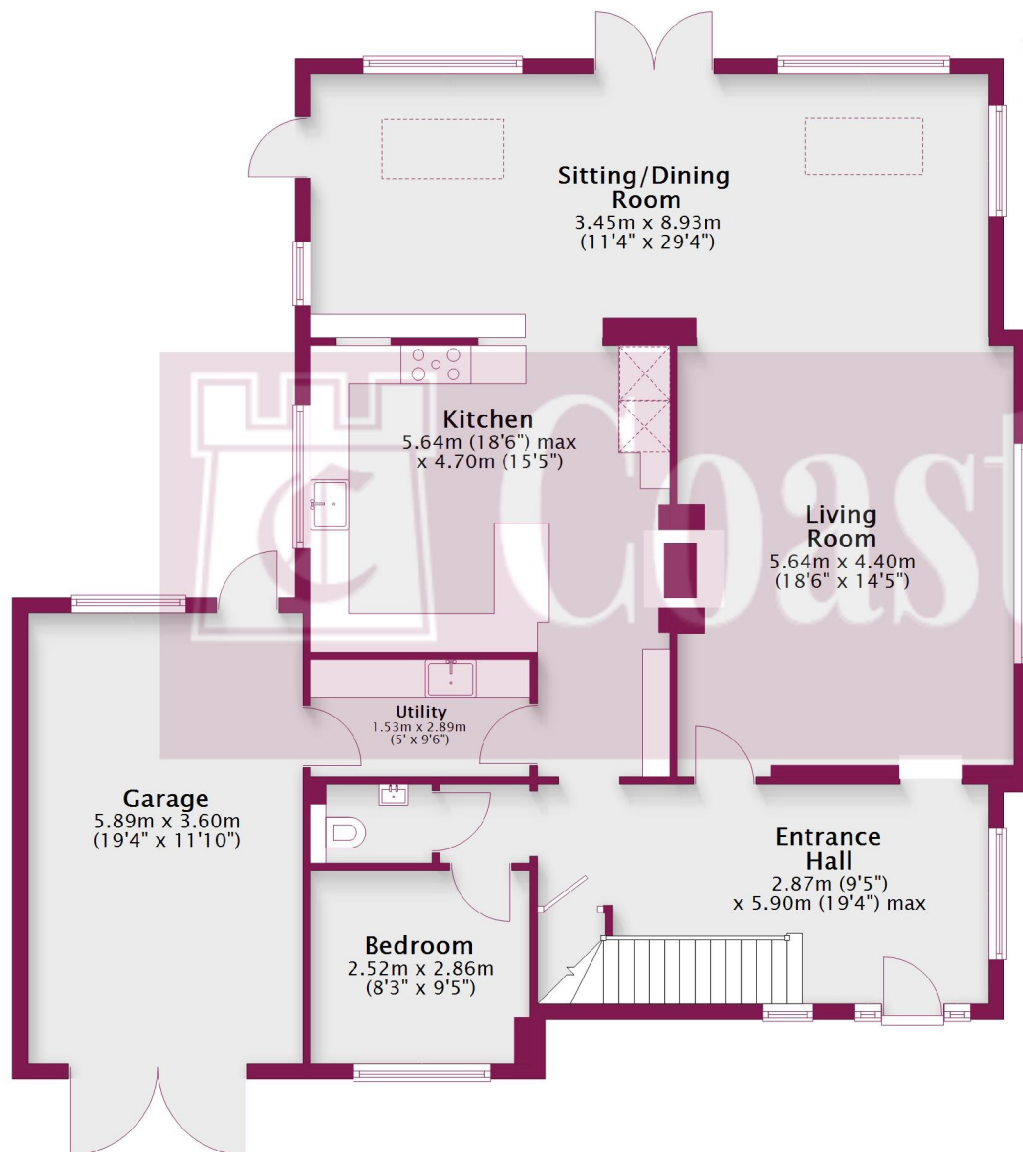
Current EPC Rating: D (67)

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



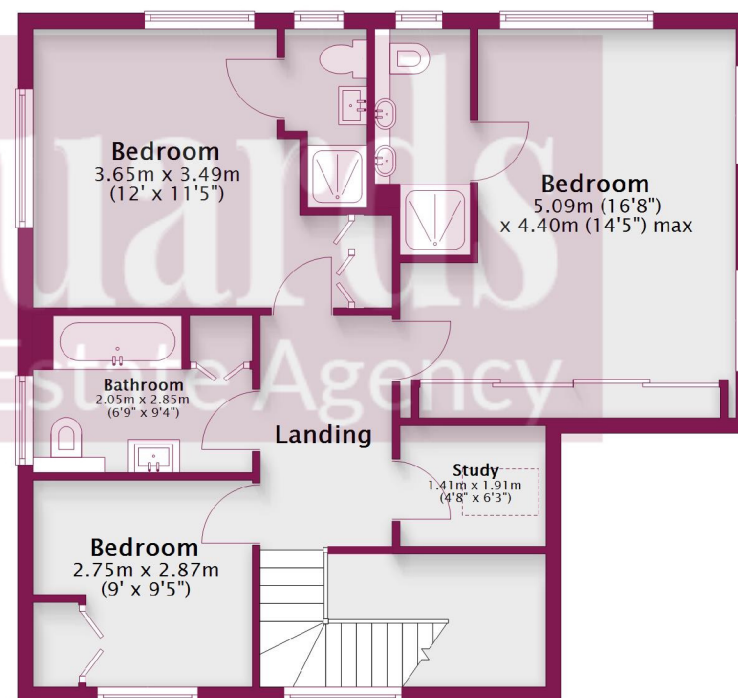
Ground Floor

Main area: approx. 112.2 sq. metres (1207.4 sq. feet)
Plus garages, approx. 21.2 sq. metres (228.2 sq. feet)



First Floor

Approx. 70.4 sq. metres (758.0 sq. feet)



Main area: Approx. 182.6 sq. metres (1965.4 sq. feet)

Plus garages, approx. 21.2 sq. metres (228.2 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.



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