





## 2 Apple Grove, Aldwick Bay Estate

Versatile and extended chalet style residence on the Private Marine Estate of Aldwick Bay.



- ▶ Versatile Detached Chalet
- ▶ Private Marine Estate
- ▶ Sitting/Dining Room
- ▶ First and Ground Floor Refitted Shower Rooms with WC
- ▶ Driveway and Double Garage
- ▶ Very Desirable Location
- ▶ Modernised and Extended
- ▶ Four Double Bedrooms
- ▶ Landscaped Gardens
- ▶ Walking Distance to Aldwick Beach

This spacious detached chalet style property occupies a generous plot and has well-proportioned accommodation throughout. The side entrance leads to a welcoming entrance hallway with useful storage cupboard plus further under stairs storage cupboard, the two ground floor double bedrooms complemented by a refitted ground floor shower room and WC, open plan sitting/dining/sun room with bow window. The kitchen/breakfast room is fitted with cream Shaker style units with integral appliances, stainless steel hob, extractor fan and opens onto the pitched roof conservatory, past a utility cupboard and walk-in larder.

On the first floor, there are two generous double bedrooms with fitted wardrobes and refitted family shower room with twin basins and WC.

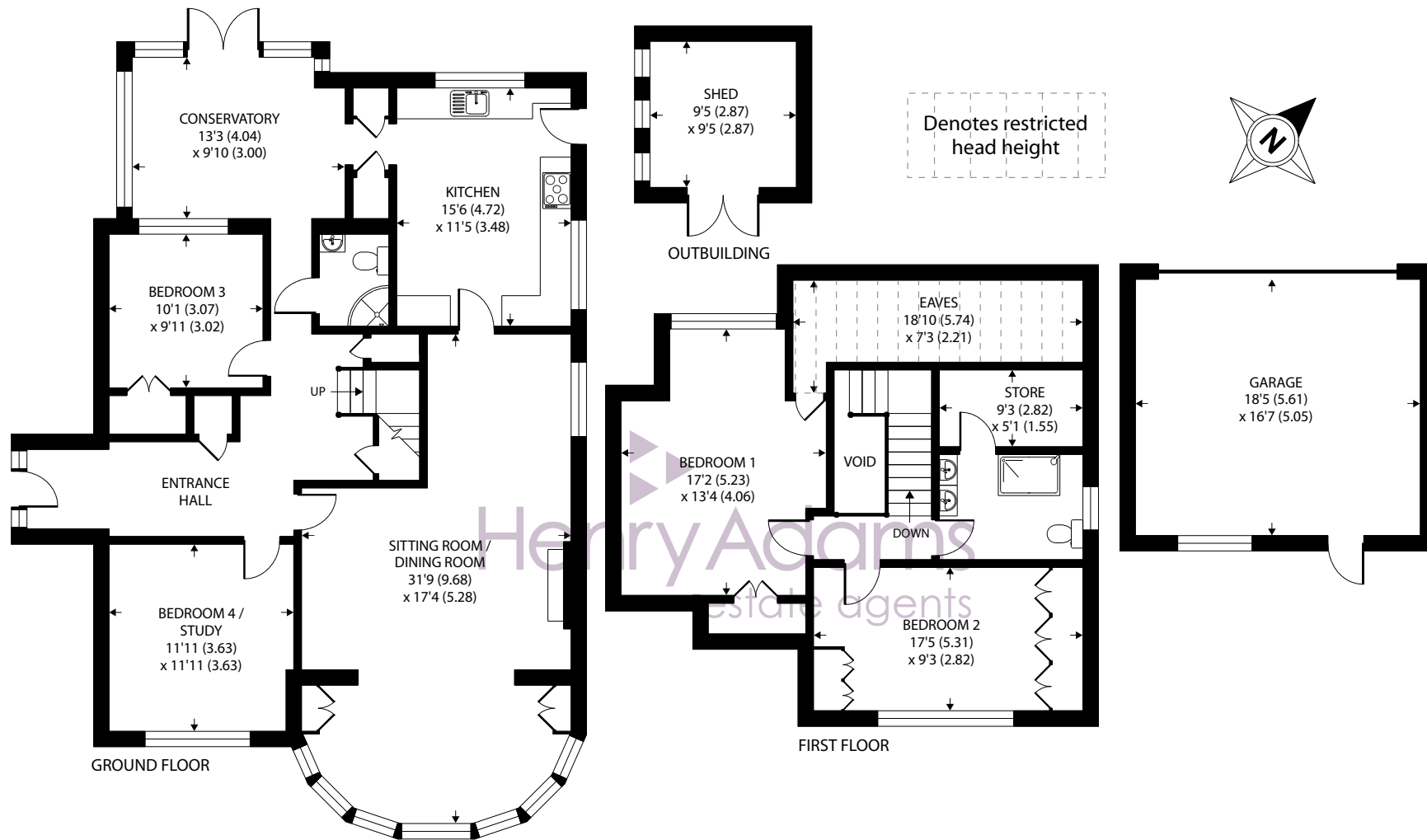
Outside, the gardens are a real feature of the property. The front garden has established trees and shrubs surrounding a central lawn with a path leading to the side entrance and a driveway offering parking for several vehicles and leading to the double garage with electric up and over door. The rear garden has a patio area, fish pond, timber shed and a greenhouse surrounded by established borders, trees and shrubs.

Viewing is thoroughly recommended to appreciate the quality of the accommodation on offer and the glorious location of Aldwick Bay.









Approximate Area = 2278 sq ft / 211.6 sq m (includes garage)

Limited Use Area(s) = 117 sq ft / 10.8 sq m

Outbuilding = 90 sq ft / 8.4 sq m

Total = 2485 sq ft / 230.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The Aldwick Bay Estate is one of best kept secrets along the South Coast offering discerning purchasers the opportunity to live in an exclusive residential setting lined with mature palm trees with private access to the Aldwick Bay beach. Bognor Regis is one of the sunniest locations in the country attracting city dwellers and Aldwick Bay is one of the most aspirational locations for local residents.

Private Estate Charge: We understand the private estate charge is approximately £260 p.a.

Council Tax Band: F

What3Words: bluffing.pinch.arrives

11/07/24



