



Henry Adams  
simply different  
**For Sale**

SANDCASTLE

  
**Henry Adams**  
estate agents

**Sand Castle, Wessex Avenue, Bognor Regis, West Sussex, PO21 2QW**

Guide Price £700,000 Freehold



## Sand Castle, Wessex Avenue, Bognor Regis

1930's modernised and extended family home in Aldwick, within walking distance to the beach.



- ▶ **Substantial Extended Detached 1930's House**
- ▶ **Study/Reception Room**
- ▶ **Kitchen/Breakfast/Dining Room**
- ▶ **Four Further Double Bedrooms**
- ▶ **Family Bathroom and Shower Room**
- ▶ **Generous Sitting Room with Sun Lounge**
- ▶ **Utility/Ground Floor WC**
- ▶ **Principal Bedroom with Wardrobe and En-Suite**
- ▶ **Established Rear Garden**
- ▶ **Triple Driveway leading to Garage**

Sand Castle is a generous family home which has been significantly modernised and extended over recent years, yet retains many of its original character features as you would expect from a house of this era.

The porch has a storage cupboard and opens to the spacious entrance hall leading to a reception room/study and the south facing sitting room which has a large picture window and attractive cast iron fireplace with an archway through to a sun lounge area which overlooks the garden. The kitchen/breakfast/dining room is divided into two open areas, there is a Range style cooker set in the chimney recess, walk-in larder and utility room with ground floor WC. The kitchen units are modern white gloss under woodblock work tops with a double ceramic Butler sink and American style fridge/freezer. The bi-folding doors open onto the rear garden.

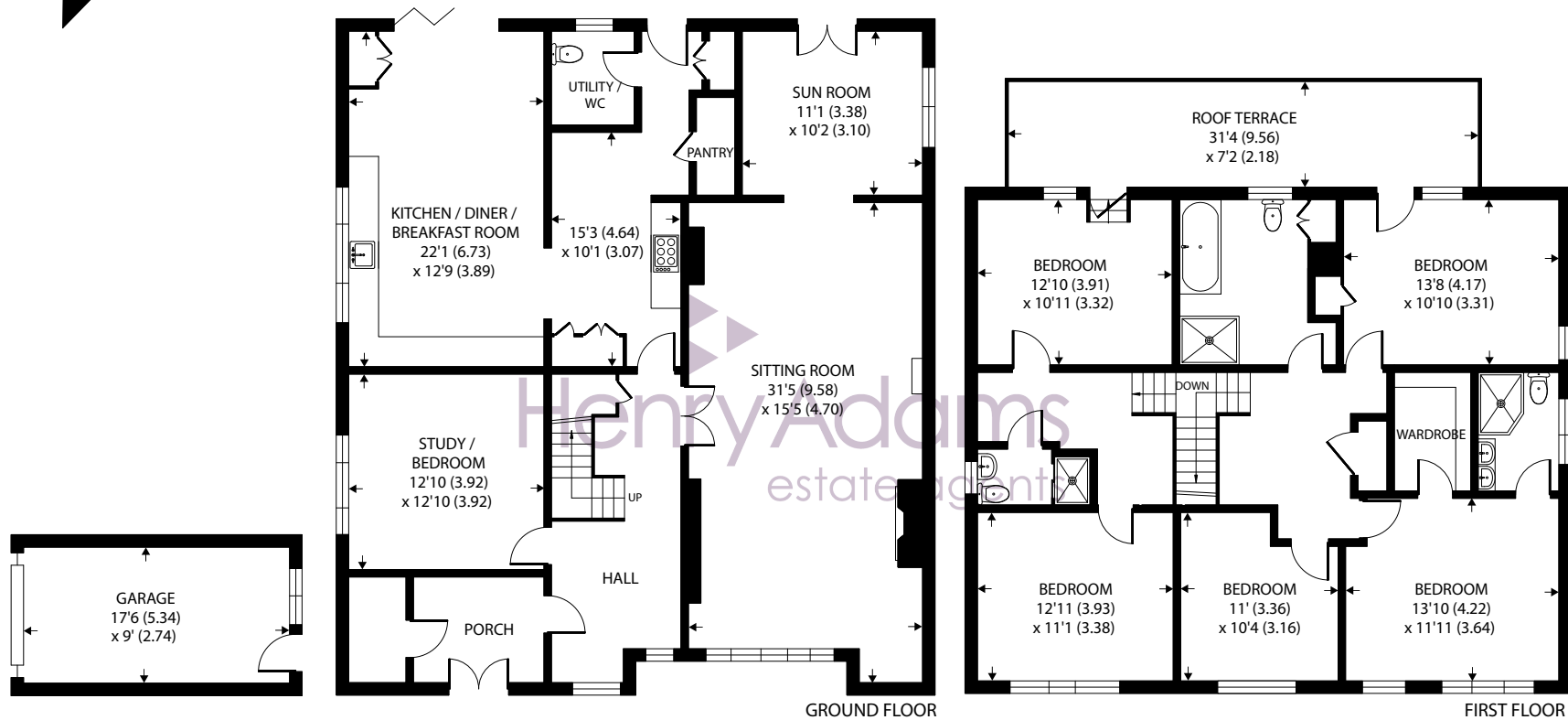
On the first floor, there are five double bedrooms, the principal bedroom has an en-suite shower room and walk-in wardrobe, a luxury family bathroom with oversized bath tub and separate shower. There is a roof terrace overlooking the rear garden which is accessed from two of the double bedrooms plus an additional family shower room with basin and WC.

Council Tax Band: F









Approximate Area = 2799 sq ft / 260 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 2956 sq ft / 274.5 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.

Outside, the secluded rear garden is mainly laid to lawn with established trees and shrubs. To the front of the property, there is a triple width driveway leading to the garage.

The property is offered with No Forward Chain.

### Location

The property is situated in the popular residential area of Aldwick, just back from Marine Park Gardens, the traditional beach huts, the Aldwick beach and promenade, offering a level walk to Bognor Regis Pier and continues onto Felpham. There is a local shopping parade with a variety of shops and restaurants including a Tesco Express, these are all within easy walking distance.

What3Words ///jukebox.hook.scary

13/09/24

