



**35 Willowhale Avenue**

Aldwick | Bognor Regis | West Sussex | PO21 4BG

**Guide Price £750,000**

**Freehold**

# 35 Willowhale Avenue

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TE750 - 04/26

## Features

- Individually Designed Detached Two Storey Residence
- 4 Bedrooms (Principal with En-suite Shower Room)
- Highly Versatile & Well Presented Accommodation
- Extensive Parking & Wrap Around Gardens
- Envious Mature Setting, Close to Doctors Surgery & Bus Services
- 1,826.7 Sq Ft / 169.7 Sq M (Plus Garage & Outbuildings)

Offered for sale in excellent decorative condition throughout, this much loved, unique detached home, is situated within a sought after residential setting, approx half a mile walk to the beach and close to amenities including the doctor's surgery, library and regular routed bus services.

The highly versatile, bright, airy and well proportioned accommodation comprises a generous porch leading to the hallway, ground floor cloakroom/wc, kitchen open plan to a dining room at the rear, sitting room open to a living room, large double glazed conservatory/family room, ground floor principal double bedroom with en-suite shower room, first floor landing, three good size first floor bedrooms and a first floor bathroom.

The property also offers double glazing, a gas heating system via radiators, extensive on-site parking, a garage with adjoining utility room, which is attached to the main house via a useful covered passageway, along with beautifully well tended, established, wrap around gardens which have been divided to create versatile outdoor entertaining spaces.

A double glazed front door with flank double glazed panelling leads into the generous porch with feature obscure glazed block work to the front, tiled flooring and double glazed windows to the side.

An inner hardwood part glazed front door in-turn leads into the entrance hall with tiled flooring, carpeted easy-rise staircase to the first floor, with high level natural light window to the front over the half landing, balustrade/handrail and useful under-stair cupboard. A glazed casement style door leads into the sitting room, along with feature glazed natural light panelling to the sitting room, a part glazed door to the kitchen and door to the ground floor cloakroom, which has a close coupled wc, shaped wash basin with storage unit under, tiled splash-back and flooring and window to the side.

The kitchen is open plan to the dining room at the rear of the property with the kitchen itself boasting base and drawer units with fitted work surfaces, an enamel single drainer sink unit with mixer tap, space for a Range style cooker, window to the rear into the conservatory, along with a window and door to the side, providing access to a covered passageway with door to the front, door to the utility room and access to the rear garden. The dining area has wood effect flooring, a feature brick fireplace, window to the side and French doors to the rear providing access into the generous conservatory/sun room, which has fitted carpet, windows to the sides and rear and a double glazed sliding door to the side, providing access into the rear garden.





The sitting room has a feature bay window to the side, decorative fireplace with recessed coal effect gas fire and fitted carpet, with a square opening leading to the open plan living room at the front, with a window to the front, fitted carpet and walkway to the side which has a window to the rear and door to the ground floor principal bedroom suite, which comprises a dual aspect double bedroom with windows to the front and rear, fitted carpet and fitted wardrobes, along with an en-suite shower room with corner shower cubicle with fitted shower unit, wall mounted wash basin, close coupled wc, heated towel rail, tiled splash-backs and flooring and window to the front.

The first floor landing has a double storage cupboard to the front, access hatch to the loft space with fold down ladder and doors to the three first floor bedrooms and family bathroom. The guest bedroom (2) is positioned at the front of the property with a window to the front, fitted mirror fronted sliding wardrobes to one wall and fitted carpet. Bedroom 3 is a delightful dual aspect room positioned at the rear, with windows to the rear and side, along with fitted carpet, while bedroom 4 has window to the side and fitted carpet. The family bathroom has a white suite of panel bath with shower over, wash basin with storage under and adjacent enclosed cistern wc, heated towel rail, tiled splash-back and flooring, window to the rear and a built-in linen cupboard housing the wall mounted gas boiler.

Externally, the property is approached via double gates leading into a secure gravel driveway allowing on-site parking for several vehicles, caravan, motor home etc. The garage has been sub-divided to create a utility room at the rear with the garage area measuring 13' 3 x 8' 3 and boasting part glazed double doors to the front, power and light. An internal door leads from the garage to a utility room with second sink unit, space and plumbing for a washing machine, dryer and American style fridge/freezer, window to the rear, further storage units and door to the side into the covered passage. The garden itself wraps around the property with a lawn at the front and side, bordered by established shrubs and plants. To the rear there is a paved entertaining area with covering, gravel seating area leading to the side with further lawn, well stocked established beds and borders, gate with adjacent fencing and storage shed.

**Current EPC Rating:** D (68)    **Council Tax:** Band F    £3493.21 p.a.    (Arun District Council / Aldwick 2026 - 2027)



## Ground Floor

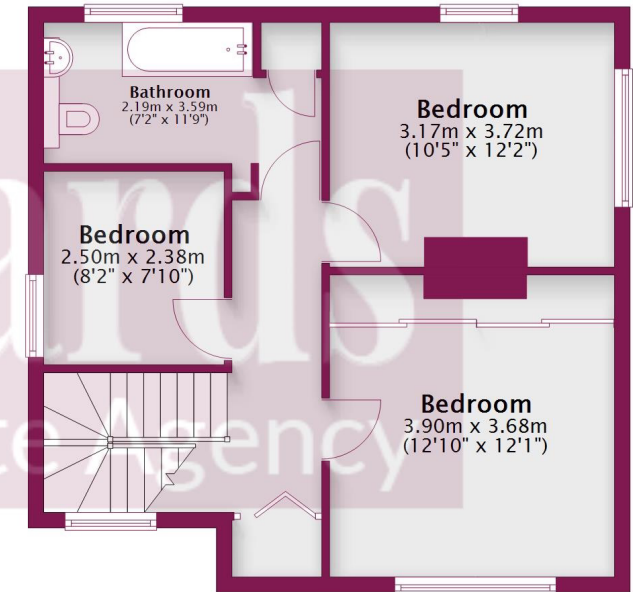
Main area: approx. 119.2 sq. metres (1283.1 sq. feet)

Plus garages, approx. 10.1 sq. metres (108.9 sq. feet)  
Plus outbuildings, approx. 14.9 sq. metres (159.9 sq. feet)



## First Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



Main area: Approx. 169.7 sq. metres (1826.7 sq. feet)

Plus garages, approx. 10.1 sq. metres (108.9 sq. feet)  
Plus outbuildings, approx. 14.9 sq. metres (159.9 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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