

7 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

Price £625,000

Freehold

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PE675 - 07/25

Features

- **Detached Single Storey Residence**
- **Idyllic Private Estate Setting**
- **Close To Beach & Amenities**
- **3 Bedrooms, 2 Receptions & 2 Bathrooms**
- **South Westerly Rear Garden**
- **Parking & Detached Double Garage**
- **NO ONWARD CHAIN**
- **1,267.5 Sq Ft / 117.8 Sq M Plus Garage**





Occupying a delightful tucked away position within the highly sought after Colts Bay private estate, close to the beach and amenities, this bright and airy detached single storey residence is offered For Sale with No Onward Chain.

The well proportioned accommodation comprises entrance hall with built-in storage cupboards, living room open plan to a dining room at the rear, three bedrooms (bedroom with en-suite bathroom) and second main bathroom.

The property also offers double glazing, a gas heating system via radiators and modern boiler, on-site parking, a detached double garage with electric door and a fully enclosed south westerly rear garden.

Colts Bay was originally created in the 1970's in the grounds of Colts Bay House with a second phase being constructed in the early 1990s. The estate predominantly comprises a mix of individual detached houses and bungalows.

The front door opens into a generous entrance hall with built-in double cloaks cupboard, built-in double airing cupboard housing the lagged water cylinder with a further adjacent deep double storage cupboard with part shelving which houses the water softener. There is also a window to the side, access hatch to the loft space and doors to the kitchen, living room, three bedrooms and bathroom.

The kitchen has a window and door to the side, a range of base, drawer and wall mounted units with fitted work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 ring electric hob with hood over, eye level double oven, space and plumbing for a washing machine, dishwasher, dryer, fridge and freezer, wall mounted Viesmann gas boiler and tiled splash-backs.

The living room has a feature fireplace with electric fire and French doors to the rear providing access into the rear garden. An open plan archway from the living room leads to the adjoining dining area with feature double glazed natural light skylight and windows to the side and rear.







Bedroom 1 is positioned at the front of the property with a large bow window to the front, two fitted double wardrobes and door to the adjoining en-suite bathroom, which has a coloured suite of bath with shower over, pedestal wash basin, close coupled wc and window to the side.

Bedroom 2 has a large bow window to the front and built-in double wardrobe, while bedroom 3, which lends itself to a variety of uses, has a large window to the rear enjoying a pleasant outlook into the rear garden.

In addition, there is a second bathroom with coloured suite comprising bath with shower over, pedestal wash basin, close coupled wc, tiled walls and window to the side.

Externally, there is parking on the block paved frontage. A gate leads to a pathway to the side/rear. The detached double garage has an electrically operated double door at the front, pedestrian door at the side, power and light.

The rear garden is fully enclosed with a paved terrace, shaped lawn and further raised terrace with brick built BBQ, along with well stocked established borders and beds.

N.B. This property is offered for sale with NO ONWARD CHAIN.













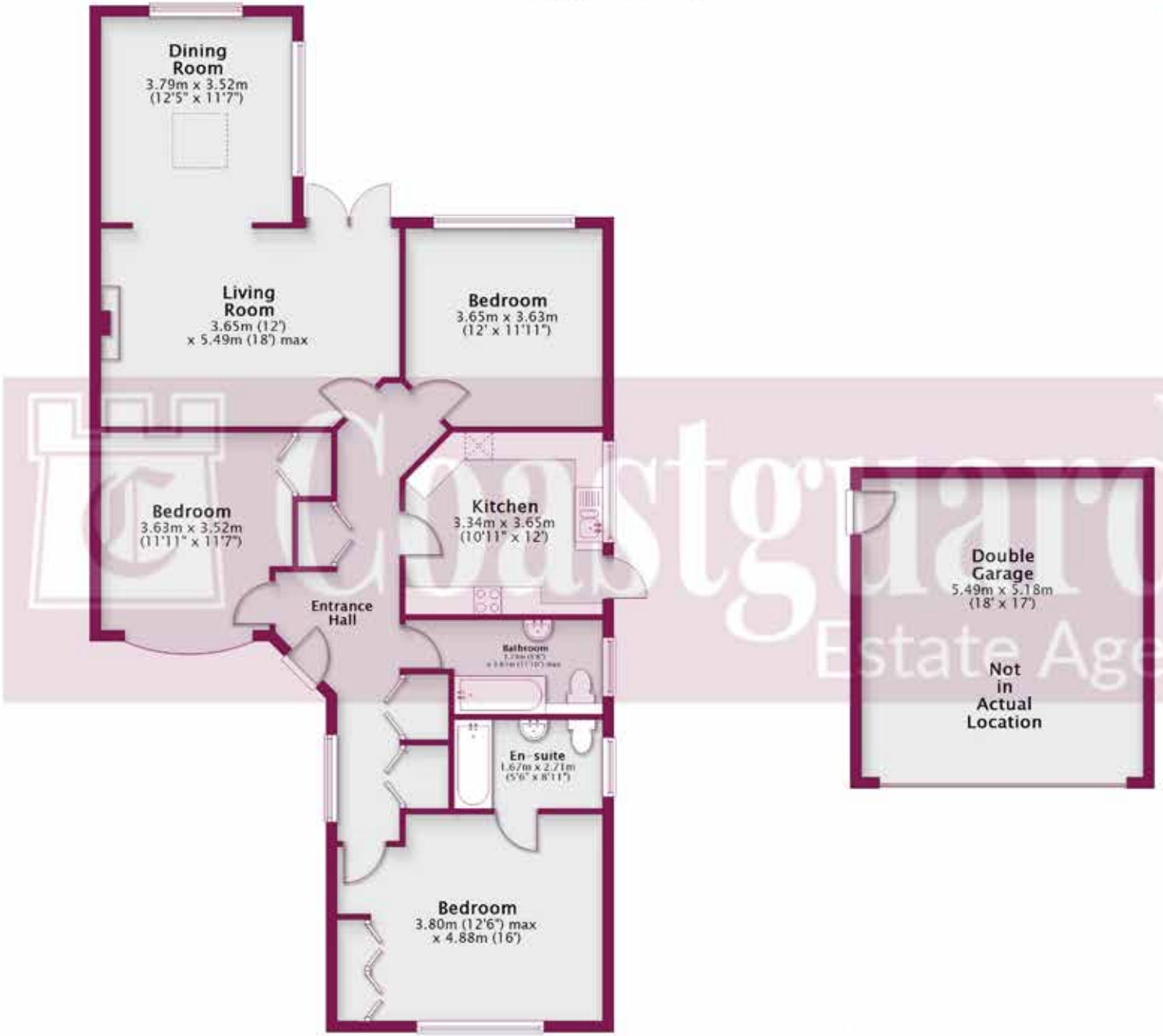
Coastguards

To arrange a viewing contact 01243 267026

Ground Floor

Main area: approx. 117.8 sq. metres (1267.5 sq. feet)

Plus garages, approx. 28.4 sq. metres (306.1 sq. feet)



Coastguards Estate Agency

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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: D (62) **Council Tax:** Band F £3,493.21 (Arun District Council/Aldwick 2026-2027)

Private Estate Charge: £175.00 Payable Twice Yearly (2025 - 2026)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.