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£525,000 Freehold

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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

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Set within one of Aldwick's most appealing coastal positions, **just 300 metres from the beach**, this **DETACHED HOUSE** offers an excellent combination of space, versatility and lifestyle. Having been cherished by the same family for nearly 30 years, the property has clearly been well cared for and improved over the years, creating a comfortable home which is ready to be enjoyed from the outset.

The accommodation is particularly well suited to family living, with generous reception space, a principal bedroom with en suite, a **replacement family bathroom**, and a conservatory style summer house overlooking the garden. Outside, the property continues to impress, with a wide frontage providing ample parking, a carport, and a mature rear garden arranged with lawn, patio seating areas and established planting, ideal for relaxing or entertaining.

The location is another major attraction. The beach is within easy walking distance, while Aldwick itself remains a highly regarded residential area, popular for its coastal setting and convenient access to Bognor Regis town centre, the main line railway station and the wider amenities of the surrounding area. Chichester lies around 6 miles to the north east, with its excellent shopping facilities, Cathedral, galleries, restaurants and Festival Theatre, while the South Downs and Goodwood are also within easy reach.

ACCOMMODATION

uPVC framed double glazed door to porch further composite door to:

ENTRANCE HALL:
understairs cupboard housing consumer unit; radiator; double doors to living area.

CLOAKROOM:
with concealed cistern inset in vanity unit with wash hand basin and twin cabinet beneath.

OPEN PLAN SITTING ROOM/DINING ROOM:

SITTING ROOM SECTION: *18' 9'' x 17' 6'' (5.71m x 5.33m)*
dual aspect room; three double radiators; living flame gas fire; opening to:

DINING SECTION: *12' 0'' x 10' 0'' (3.65m x 3.05m)*
radiator; serving hatch to kitchen; double glazed sliding door to garden.

KITCHEN: *12' 9'' x 10' 0'' (3.88m x 3.05m)*
(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset sink; space for cooker; space and plumbing for washing machine; further appliance space; wall mounted "Worcester" gas fired boiler; radiator; double glazed door to garden.

F.F. LANDING:
trap hatch to roof space; airing cupboard housing lagged hot water cylinder; store cupboard with light; radiator.

BEDROOM 1: *17' 7'' x 13' 2'' (5.36m x 4.01m)*
two radiators; built in wardrobe; EN-SUTE: with part tiled walls; matching suite comprising close coupled W.C.; pedestal wash hand basin; shower cubicle with "Mira" electric shower unit; extractor fan; ladder style heated towel rail.

BEDROOM 2: *10' 0'' x 8' 9'' (3.05m x 2.66m)*
to face of fitted wardrobes; radiator.

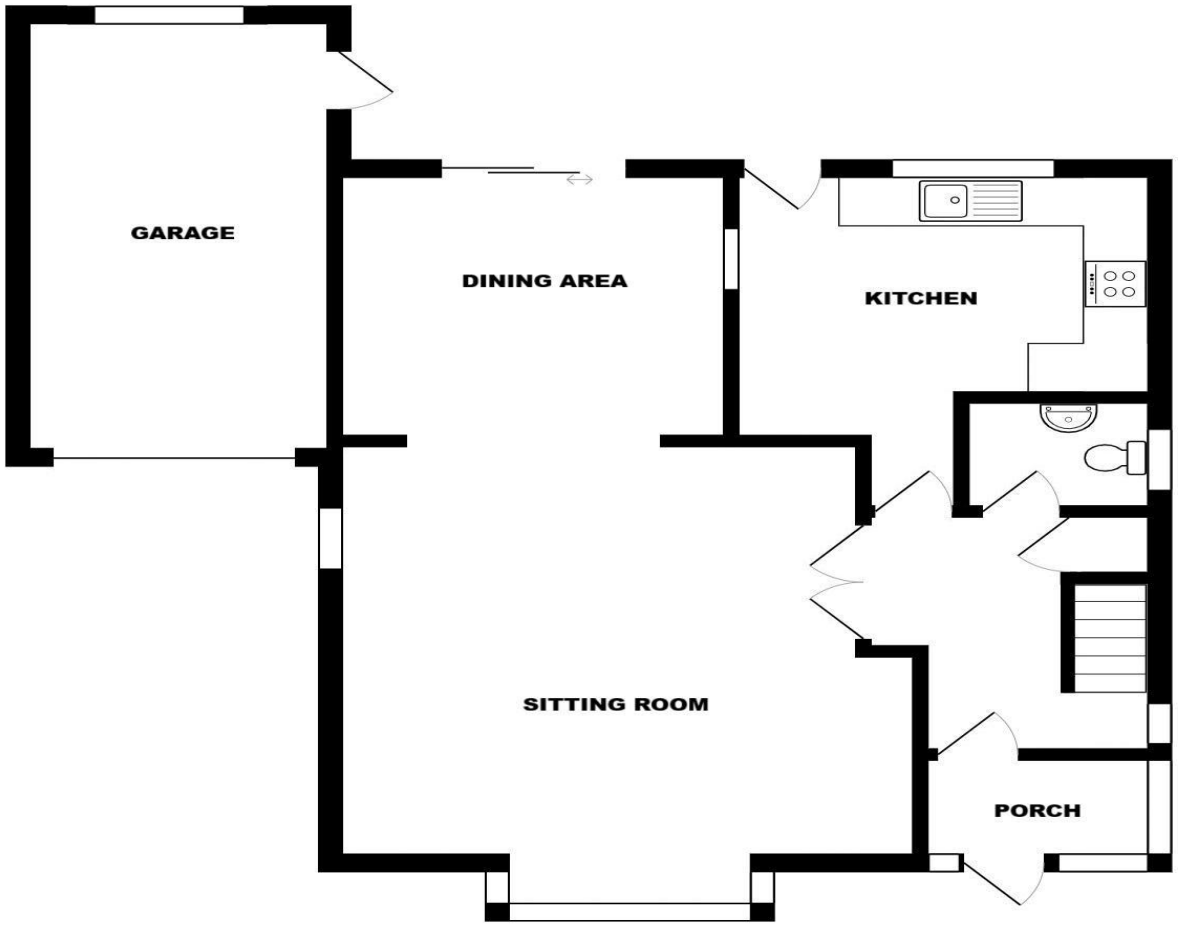
BEDROOM 3: *9' 10'' x 7' 9'' (2.99m x 2.36m)*
radiator.

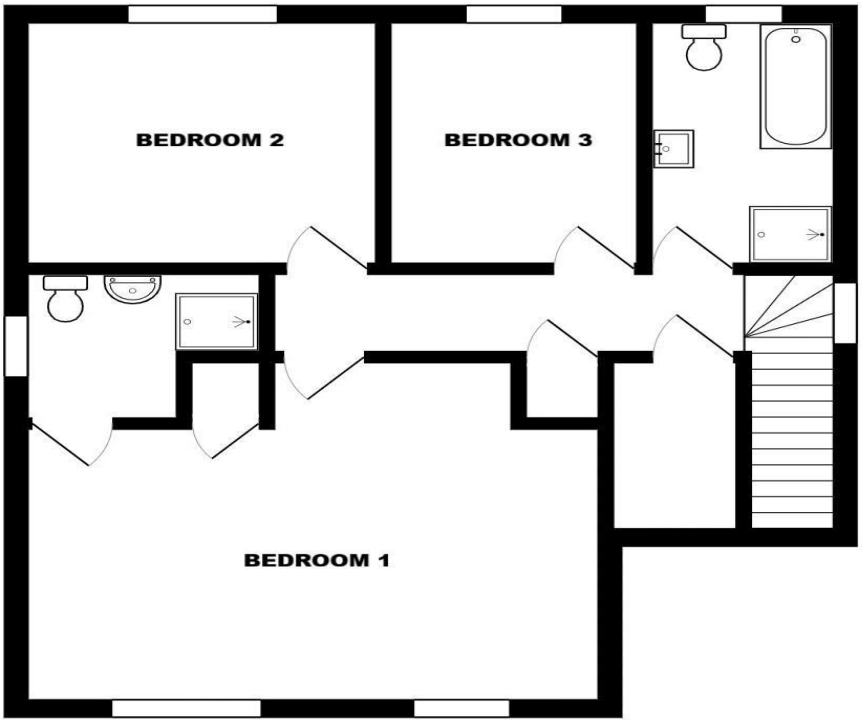
BATHROOM:
matching suite comprising of panel bath with mixer tap and hand held shower attachment; close coupled W.C.; wash hand basin inset in vanity unit with twin drawers beneath; separate shower cubical with folding glazed screen; ladder style heated towel rail; extractor fan.

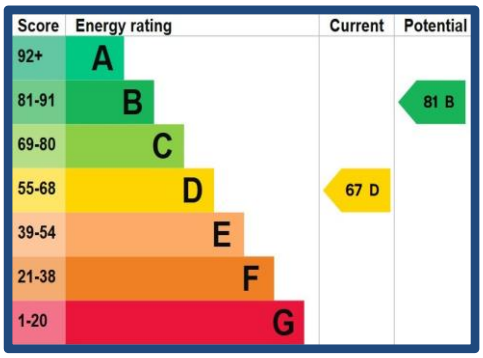
OUTSIDE AND GENERAL

GARDENS:
The REAR GARDEN is accessed via a patio area which in turn leads to shaped lawn with mature flower and shrub borders a further patio area can be found to the rear of the garden along with a SUMMER HOUSE: 11'2 X 10'8 which has power and light; underfloor heating. Access via both sides of the property lead to the FRONT GARDEN which has been brick paved to provided parking for a number of vehicles. A carport gives access to:

GARAGE:
with electrically operated roller door; power and light; personal door to rear garden.


GARAGE
DINING AREA
KITCHEN
SITTING ROOM
PORCH


BEDROOM 2
BEDROOM 3
BEDROOM 1



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