



## **1 Windmill Close**

Aldwick Bay Estate | Aldwick | Bognor Regis | West Sussex | PO21 4ND

**Price £580,000**

**Freehold**

# 1 Windmill Close

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## Features

- **Detached Two Storey Cottage Style Residence**
- **Cul-De-Sac Position within Prestigious Private Estate**
- **Close To Bus Services**
- **2 - 3 Bedrooms & 2 W.C's**
- **Well Presented Throughout**
- **Driveway, Garage & Established Rear Garden**
- **No Onward Chain**
- **1050.6 Sq Ft / 97.6 Sq M**

Occupying a cul-de-sac position within the highly sought after Aldwick Bay private estate which provides residents access to the private beach, this unique detached residence is offered for sale with No Onward Chain.

Having been incredibly well cared for throughout the years, the property is incredibly well presented throughout and boasts bright and airy accommodation comprising: porch, hallway, front aspect living room, separate dining room/bedroom 3, rear aspect galley style kitchen/breakfast room, ground floor modern bathroom, first floor landing, two large double bedrooms and a first floor cloakroom/w.c.

The property also offers double glazing, a gas heating system via radiators, driveway, garage and delightful well tended established gardens.

The property is entered by a porch at the front which in-turn leads through to a central entrance hall with a carpeted staircase to the first floor.

Doors lead from the hallway to the living room, separate dining room/bedroom 3, bathroom, with a further double glazed door to the rear providing access into the rear garden and a doorway to the kitchen/breakfast room.

The living room is positioned at the front of the property with a window to the front and newly fitted carpet.

The separate dining room is also a front aspect room with window to the front and exposed wood block flooring.

The kitchen has been refitted in the past and provides a range of matching units complemented by light grain solid wood work surfaces creating a cottage feel, with an inset 1 1/2 bowl single drainer sink unit with mixer tap, 4 burner gas hob with hood over and oven under, space and plumbing for a washing machine and dishwasher, integrated concealed fridge/freezer, window to the rear and open plan walkway to the side into an adjoining breakfast room with space for a table and chairs and there is a window to the side.





The modern ground floor bathroom has a bath with shower over and fitted shower screen, wash basin with storage under and an adjacent close coupled w.c, ladder style heated towel rail, tiled splash-back, window to the rear and built-in storage cupboard housing the wall mounted gas Worcester boiler.

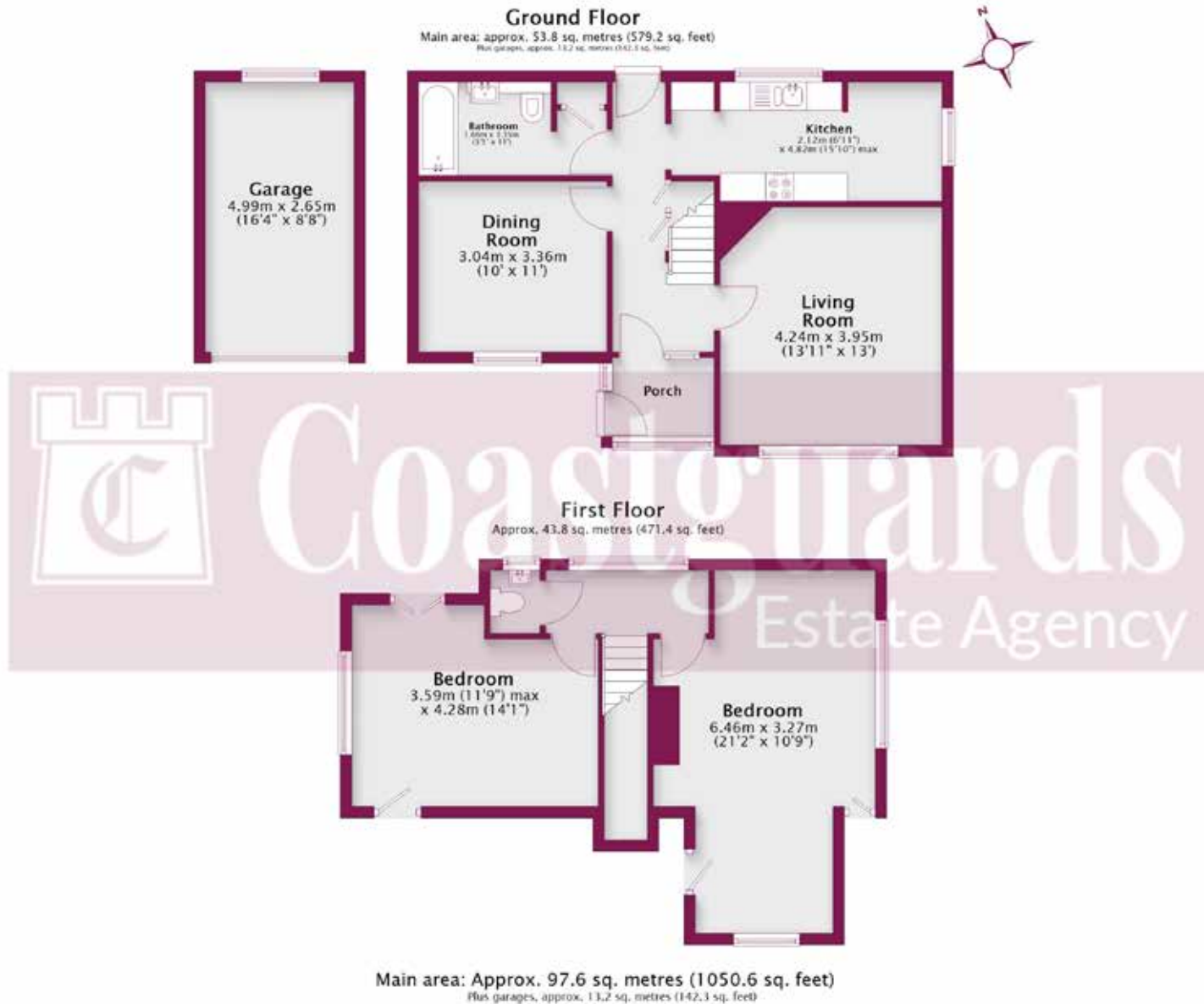
The first floor landing has a wide window to the rear creating plenty of light and doors to the two double bedrooms and cloakroom, along with a built-in eaves storage cupboard.

Bedroom 1 is a very good size double room with windows to the front and side, built-in wardrobes and eaves storage cupboards along with two access hatches to the loft space. Bedroom 2 has a window to the side, built-in wardrobe, eaves storage cupboard and additional hatch to the loft space. The cloakroom has a close coupled w.c, wash basin and window to the rear.

Externally, there is an attractive established front garden boasting an array of shrubs, plants and lawn. The driveway provides on-site parking in front of the detached garage which has an up and over door at the front and houses the electric consumer unit and meters. A gate between the garage and property leads to a pathway in-turn leading into the delightful rear garden with paved terrace, lawn, established shrubs and well stocked beds and borders.



To arrange a viewing contact 01243 267026



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EPC Rating: D (60)

Council Tax: Band E £2,955.80

Private Estate Contribution £280.00 p.a (2026 - 2027)

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