



6 Coastguards Cottage, 112 Barrack Lane
Aldwick | Bognor Regis | West Sussex | PO21 4DZ

Guide Price £550,000
Freehold

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CA550 - 04/26

Features

- **Extended Character Cottage**
- **Enviably Close To Beach & Amenities**
- **2 Bedrooms Plus Versatile Loft Room**
- **En-Suite Shower Room & Main Bathroom**
- **Incredibly Well Presented Throughout**
- **Double Glazing & Gas Heating System (Radiators)**
- **Delightful Gardens & Parking At Front**
- **No Onward Chain**
- **1,111.7 Sq Ft / 103.3 Sq M (Plus Balcony/Terrace)**

Offered for sale with 'No Onward Chain' and reputed to date back to the mid 19th Century, this superbly appointed character cottage has been impeccably well cared for throughout the years and is situated in an idyllic setting opposite a small parade of shops, within a few hundred metres level walk to the beach.

The accommodation in brief comprises hallway, front aspect kitchen, living room with log burner open plan to a sitting room at the rear, principal bedroom with en-suite shower room and access to a balcony/sun terrace, guest second bedroom, first floor bathroom and highly versatile loft room.

The property also offers double glazing, a gas heating system via radiators, parking at the front, delightful enclosed front courtyard and an established landscaped south westerly rear garden.

The property is approached via a metal gate within a brick archway leading into a delightful courtyard at the front with external outbuildings/stores (one with space and plumbing for a washing machine), along with a raised terrace with established well stocked beds. A storm porch protects the front door with flank courtesy lighting and natural light panelling over, which opens into the entrance hall with tiled flooring and a carpeted staircase to the first floor with under-stair storage cupboard, along with a built-in pantry style cupboard with window to the front which houses the modern electric consumer unit and meters. Glazed casement style doors lead from the hallway to the kitchen and living room.

The kitchen boasts a range of fitted units and work surfaces, a 1 3/4 bowl single drainer sink unit with mixer tap, splash-back surround, 'Range' style cooker with induction hob and hood over, tiled splash-back surround, space for a free standing fridge/freezer and space and plumbing for a dishwasher, wall mounted cupboard concealing the 'Veismann' gas combination boiler and a deep sash window to the front.

The living room boasts a feature stone fireplace with recessed solid fuel burner/stove on a paved hearth, bespoke shelved storage units into recesses either side of the chimney breast and light grain wood effect flooring. A wide archway leads to the rear into an open plan adjoining sitting room with high level natural light windows either side, bespoke fitted storage units and shelving, light grain wood effect flooring and French doors with flank panelling and windows over to the rear, providing access into the delightful south westerly rear garden.





The first floor landing has doors to bedrooms 1, 2 and the bathroom, along with a steep carpeted staircase with handrail to the second floor loft rooms.

Bedroom 1 is a good size double room positioned at the rear, with a window and door to the rear providing access onto the generous balcony/terrace, with feature balustrade surround. The bedroom itself has wood effect flooring and a built-in linen/airing cupboard with slatted shelving. A door from the bedroom leads into the adjoining en-suite shower room, with tiled shower enclosure with fitted shower and extractor, close coupled wc, shaped pedestal wash basin, heated towel rail, tiled walls and flooring, along with a high level natural light window to the landing. Bedroom 2 has a window to the front, fitted carpet and built-in wardrobes with further storage over. The bathroom has a panelled bath with Antique style mixer tap/shower attachment, close coupled wc, shaped pedestal wash basin, tiled splash-back surround, wood effect vinyl flooring and a window to the front.

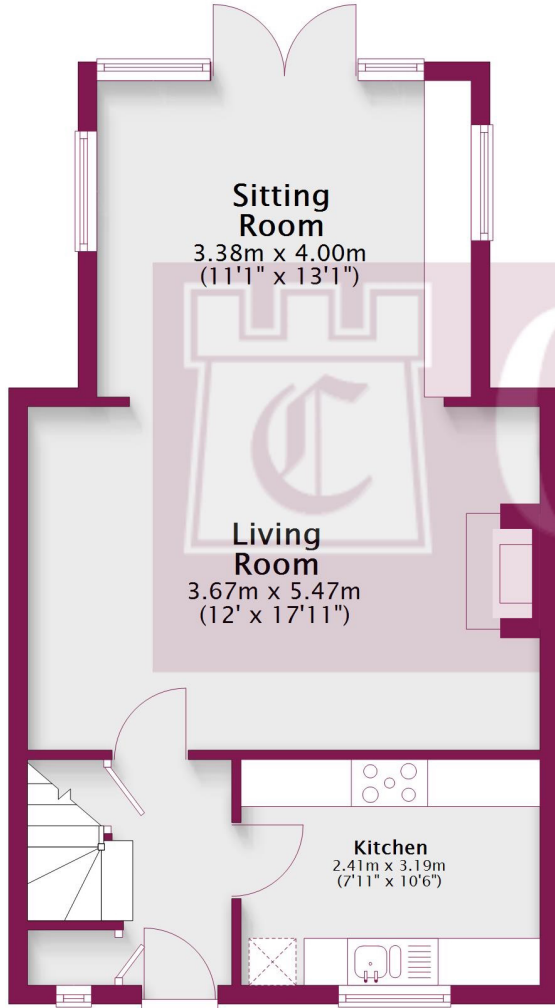
The second floor loft rooms comprise a landing area with double glazed skylight window to the rear, boasting delightful roof top views towards the sea in the distance, along with having fitted carpet and access to eaves storage. A bespoke door and step down leads into a main loft room with double glazed skylight window to the rear, again enjoying impressive roof top views to the sea in the distance, along with fitted carpet and access to further eaves storage.

Externally, at the front of the property there is parking approached via the Colts Bay private estate. The delightful south westerly, fully enclosed rear garden has been predominantly laid to block paving for ease of maintenance, with a raised terrace immediately behind the property with electric sun awning over, mature established, well stocked beds, along with a timber summer house/store.



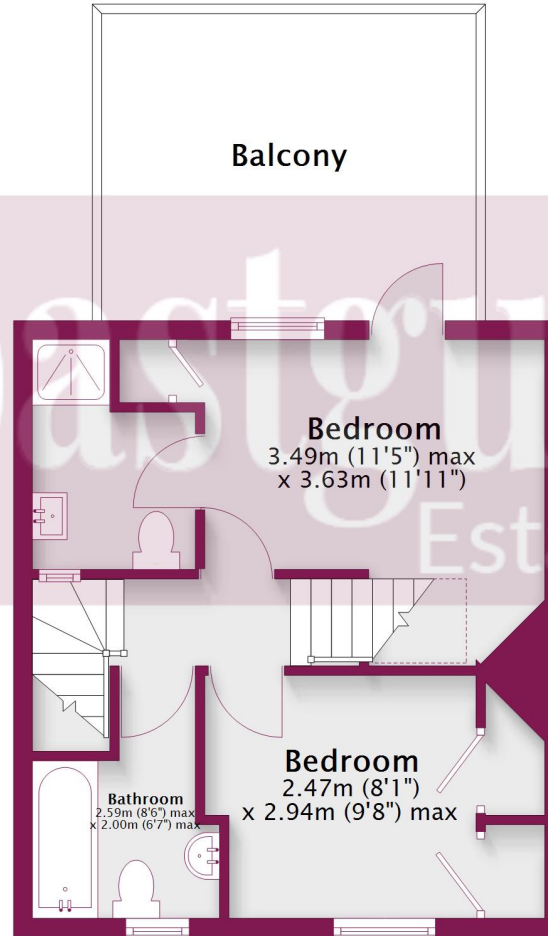
Ground Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



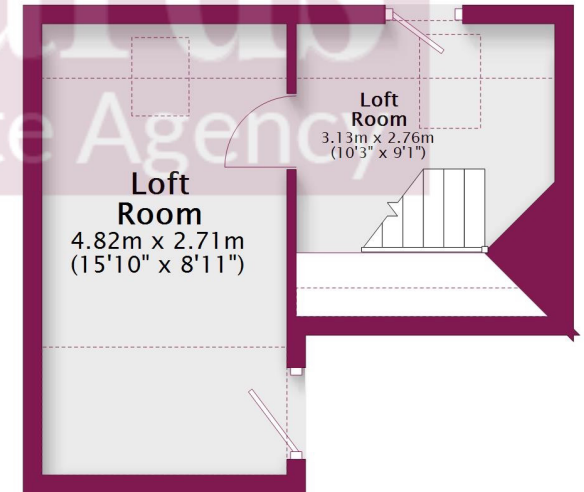
First Floor

Main area: approx. 33.6 sq. metres (361.4 sq. feet)
Plus balconies, approx. 13.5 sq. metres (145.4 sq. feet)



Second Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



Main area: Approx. 103.3 sq. metres (1111.7 sq. feet)

Plus balconies, approx. 13.5 sq. metres (145.4 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.



Current EPC Rating: D (61)

Council Tax: Band E £2,955.80 p.a. (Arun District Council / Aldwick 2026 - 2027)

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk



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