



**22 Regis Avenue**

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HQ

**O.I.E.O £750,000**

**FREEHOLD**

# 22 Regis Avenue

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PRBR795 - 12/24

## Features

- **Superbly Appointed Detached Residence**
- **Impeccably Well Presented Throughout**
- **Idyllic Private Estate Setting**
- **Close To Private Beach**
- **Highly Versatile Accommodation**
- **2,037 Sq Ft / 189.3 Sq M**

Situated within the Aldwick Bay private marine estate, this exceptional detached chalet style, two storey residence, has been the subject to extensive improvements by the current owners throughout the years and is offered for sale in what can only be described as a ready to move into condition.

The accommodation in brief comprises entrance porch, reception hall, rear aspect living room, kitchen/breakfast room, superb modern orangery/sun room, separate dining room/ground floor bedroom, ground floor shower room/wc, first floor landing three bedrooms (bedroom 1 with an en-suite shower room) and family bath/shower room.

In addition, the property offers double glazing throughout, a gas heating system via radiators and modern wall mounted gas boiler, along with an oversize integral garage, two driveways providing on-site parking and a delightful fully enclosed rear garden.

The prestigious 'Aldwick Bay' private residential estate was created in the late 1920's to provide a safe and tranquil setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.

Upon entering the property from the replacement front door with double glazed side panels, there is an integral porch which leads through to the spacious reception hall via double doors with glass panelling. Karndean "Van Gogh Auckland Oak" flooring flows through from the hallway and into the kitchen. The hallway itself has an easy rise carpeted staircase to the first floor with high level natural light double glazed window to the side over the half landing, a useful under stair storage cupboard, a cloaks/storage cupboard, large built-in linen/airing cupboard and has a door providing access into the integral garage.

The fully fitted kitchen boasts granite work surfaces and breakfast bar, integrated appliances, a large walk in pantry cupboard and views out to the garden. A door to the side leads into the delightful double glazed orangery/sun room, which in turn provides access to the garden. Positioned adjacent to the kitchen at the rear is the light and airy main living room with a large double glazed door and double glazed picture windows to the rear, providing access into the garden, along with a further double glazed window to the side and a feature electric fire, with wireless remote control and phone app.





At the front of the property there is a highly versatile separate reception room/bedroom four, which is currently utilised as a snug. In addition, the ground floor offers a modern shower room with modern fittings comprising a corner shower enclosure with fitted shower, enclosed cistern wc, wash basin with storage under, ladder style heated towel and window.

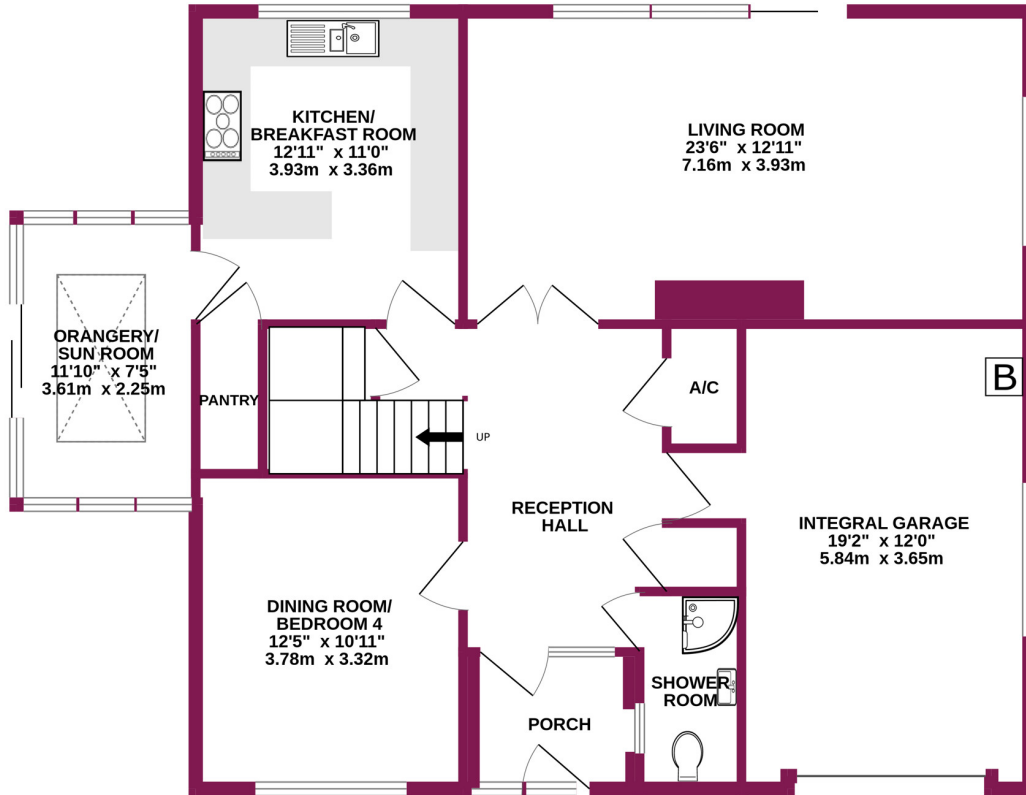
The first floor has a light and airy landing with natural light double glazed window to the side, an access hatch to the loft space and doors to the three bedrooms and family bath/shower room. Upstairs there are three good sized bedrooms, a full bathroom with shower, bath, w.c. and wash basin.

Bedroom 1 is positioned at the rear and has bespoke fitted wardrobes/storage cupboards, access to the useful eaves storage and a door to an adjoining en-suite shower room which has access to further eaves storage and modern fittings comprising a shower enclosure with fitted shower, enclosed cistern wc, wash basin with storage under and ladder style heated towel rail. Bedrooms 2 and 3 are both positioned at the front of the property and both rooms provide access to further eaves storage. The family bath/shower room is of a good size and provides an oversize shower enclosure, bath, enclosed cistern wc, wash basin with storage under, ladder style heated towel rail and a double glazed window to the side.

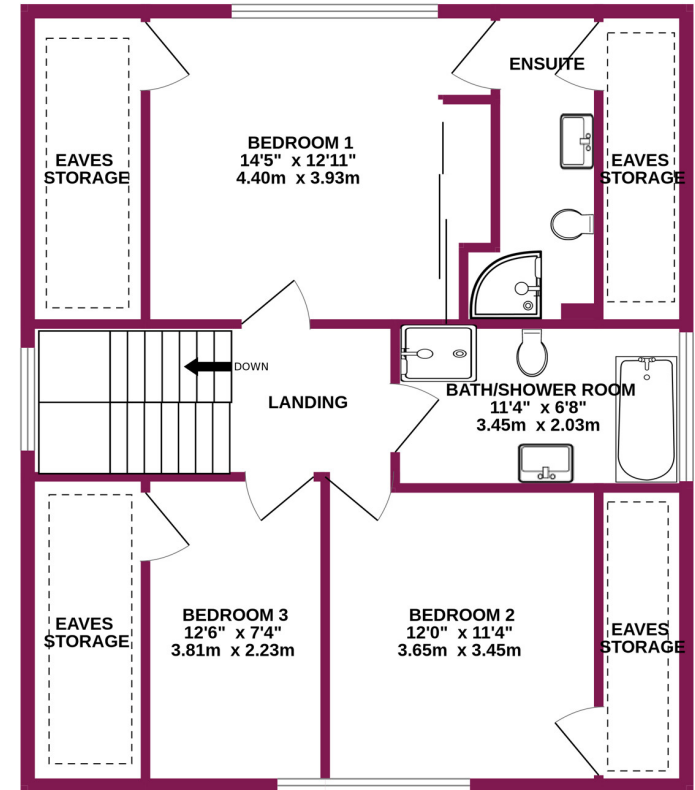
Externally there is an open plan frontage with two driveways providing on-site parking. The integral oversize garage has an electrically operated vertical door at the front, power, light, wall mounted modern electric consumer unit and meters, space and plumbing for a washing machine and dryer and a window to the side. The south easterly facing rear garden offers well placed landscaping and several seating areas. The garden is laid to lawn with plants and shrubbery surrounding the edges. Accessed from the living room is a paved patio and to the rear there is a timber storage shed. To the side of the house there is a private area with a side gate which leads to the front of the property.



GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Current EPC Rating:** C (70)

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

**Council Tax:** Band F £3,493.21 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](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)

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.