



20 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

Guide Price £625,000

Freehold

20 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

HA625 - 04/26

Features

- **Detached Single Storey Residence**
- **Idyllic Private Estate Location**
- **Close To Amenities & Beach**
- **3 Bedrooms (Principal Bedroom with En-suite Facility)**
- **Living Room, Dining Room & Conservatory**
- **Double Glazing & Gas Heating System (Radiators)**
- **Double Garage & Secure On-site Parking**
- **No Onward Chain**
- **1,637.7 Sq Ft / 152.1 Sq Ft (Plus Garage)**

Situated in a favoured residential private estate setting, close to amenities and within a level walk to the nearby beach, this detached single storey residence is offered for sale with no onward chain and boasts incredibly, light, airy and well-proportioned accommodation comprising generous porch, entrance hall, kitchen, living room, dining room, double glazed conservatory, principal bedroom with en-suite facility, two further good size bedrooms and bathroom.

The property also offers double glazing, a gas heating system via radiators, an established rear garden and a double garage.

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 to mid 1990s. The estate predominantly comprises a mix of individual houses and bungalows with this particular property being one of the later 1990s.

The property is approached via double gates which lead into an enclosed block paved forecourt which provides secure-on-site parking. A double glazed front door leads into a generous entrance porch at the front with natural light skylight. An inner glazed door with glazed flank panelling leads through into the welcoming entrance hall which has a built- in cloaks storage cupboard housing the wall mounted gas boiler, built-in airing cupboard housing the lagged hot water cylinder and an access hatch to the loft space. A pair of glazed casement style doors lead from the hallway into the main living room, while further doors lead to the kitchen, three bedrooms and bathroom.

The kitchen is positioned at the front of the property and boasts a comprehensive range of fitted units and work-surfaces, along with a window to the front and door to the side. A door to the rear leads into the adjoining dining room which has an open plan archway to the adjacent living room and French doors with flank glazed panelling to the rear, leading through into the double glazed conservatory at the rear, which provides access into the rear garden via further pair of French doors to the side.

The main living room is a good size and has a fireplace with arched shelved recesses either side of the chimney breast, along with sliding doors with flank glazing to the rear, which provide access into the rear garden.



Bedroom 1 is positioned at the rear of the property and has fitted wardrobes with over bed wall mounted storage cupboards, a window to the rear and French doors to the side providing access into the rear garden. A door leads into the adjoining en-suite shower room with shower enclosure, fitted units, wash basin, wc, bidet, heated towel rail and window to the side. Bedrooms 2 and 3 are both positioned at the front of the property, both with windows to the front and both with wardrobes.

In addition, there is a bathroom with bath with mixer tap/shower attachment, wash basin, wc, bidet and window to the side.

The double garage has an electrically operated door at the front, personal door to the side, power and light.

The rear garden is a feature of this delightful home boasting lawn, patio/terrace, established well stocked beds, along with pathways with gates either side to the front.

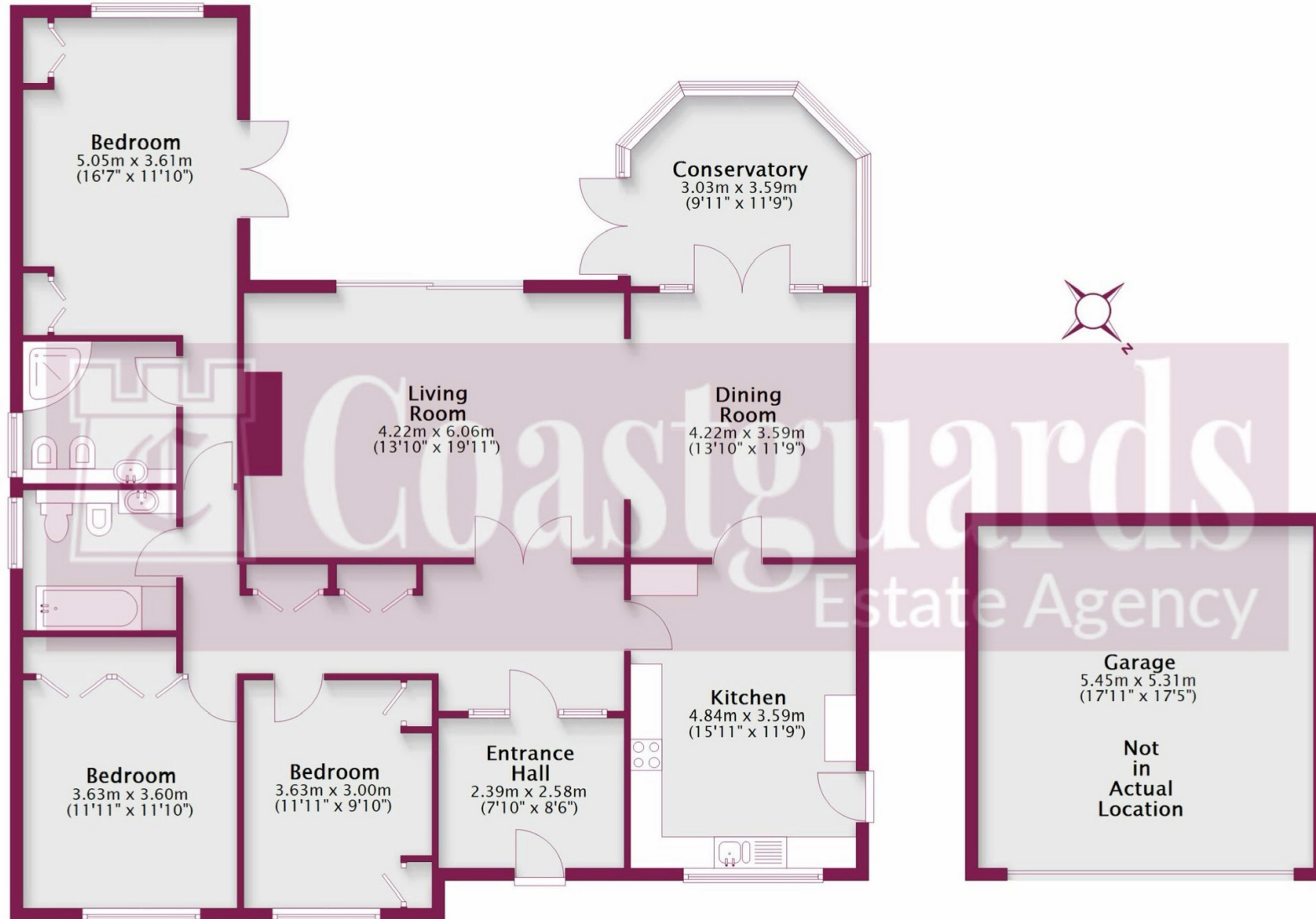
Current EPC Rating: C (70) **Council Tax:** Band G £4,030.63 p.a. (Arun District Council / Aldwick 2026-2027)

Private Estate Contribution: £175.00 Payable Twice Yearly (£350.00 p.a. 2025 - 2026)



Ground Floor

Main area: approx. 152.1 sq. metres (1637.7 sq. feet)
Plus garages, approx. 28.9 sq. metres (311.5 sq. feet)



Main area: Approx. 152.1 sq. metres (1637.7 sq. feet)

Plus garages, approx. 28.9 sq. metres (311.5 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

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