



6 Regis Avenue

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

Price £795,000

Freehold

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Features

- **Superbly Appointed Detached Chalet Style Residence**
- **Highly Versatile Accommodation**
- **Four Potential Bedrooms (Principal with En-suite Shower Room)**
- **Kitchen/Dining Room & Separate Utility Room**
- **Southerly Living Room & Sun Room**
- **Sought After Private Estate Setting**
- **2,049.2 Sq Ft / 190.4 Sq M (Plus Garage & Utility Room)**

Situated within the highly sought after Aldwick Bay private estate, this superbly appointed detached chalet style residence has been tastefully and sympathetically improved throughout the years and is offered For Sale in a ready to move into condition.

The versatile accommodation comprises: porch, entrance hall, open plan generous kitchen/dining room, rear living room, sun room, utility room, ground floor reception/bedroom with adjacent ground floor shower room, first floor landing, three first floor double bedrooms (bedroom 1 with en-suite shower room) and a recently updated family bathroom. The property also offers double glazing, a gas heating system via radiators, southerly rear garden, on-site parking and an attached garage.

The front door which is positioned at the side of the property opens into the porch where an inner obscure glazed door leads into the welcoming entrance hall, with a carpeted staircase to the first floor and under-stair storage cupboard. Part glazed modern casement double doors lead into the living room, while a further glazed replacement door leads into the kitchen/dining room, with further doors to the ground floor bedroom 4/versatile home office and ground floor shower room.

The open plan kitchen/dining room is a bright and airy, dual aspect space, with the dining area boasting a large window to the front and the kitchen with a window to the side, along with an obscure double glazed door to the side into a further side porch with an outer double glazed door to the side. The kitchen itself boasts a comprehensive range of matching base, drawer and wall mounted units, complemented by light grain wood effect work surfaces incorporating a breakfast bar, Blanco 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated AEG electric hob with hood over, eye level AEG double oven/grill, concealed integrated Bosch fridge/freezer and slimline dishwasher, pull out shelved pantry rack and cupboard housing the wall mounted Alpha gas boiler.

The living room is a good size dual aspect room running the full width of the property with a window to the side and large window to the rear, along with a feature fireplace with electric fire. Double glazed French doors lead from the living room to the rear, into the adjoining double glazed sun/garden room, which provides access into the rear garden via double glazed sliding doors and has a door to the side leading into the attached garage.

The ground floor bedroom (4)/versatile home office is a good size double room with large window to the front. Adjacent, is the ground floor shower room with a glazed shower enclosure with fitted shower, shaped wash basin inset into surround with storage under, enclosed cistern wc, tiled walls, ladder style heated towel rail and an obscure window to the side.

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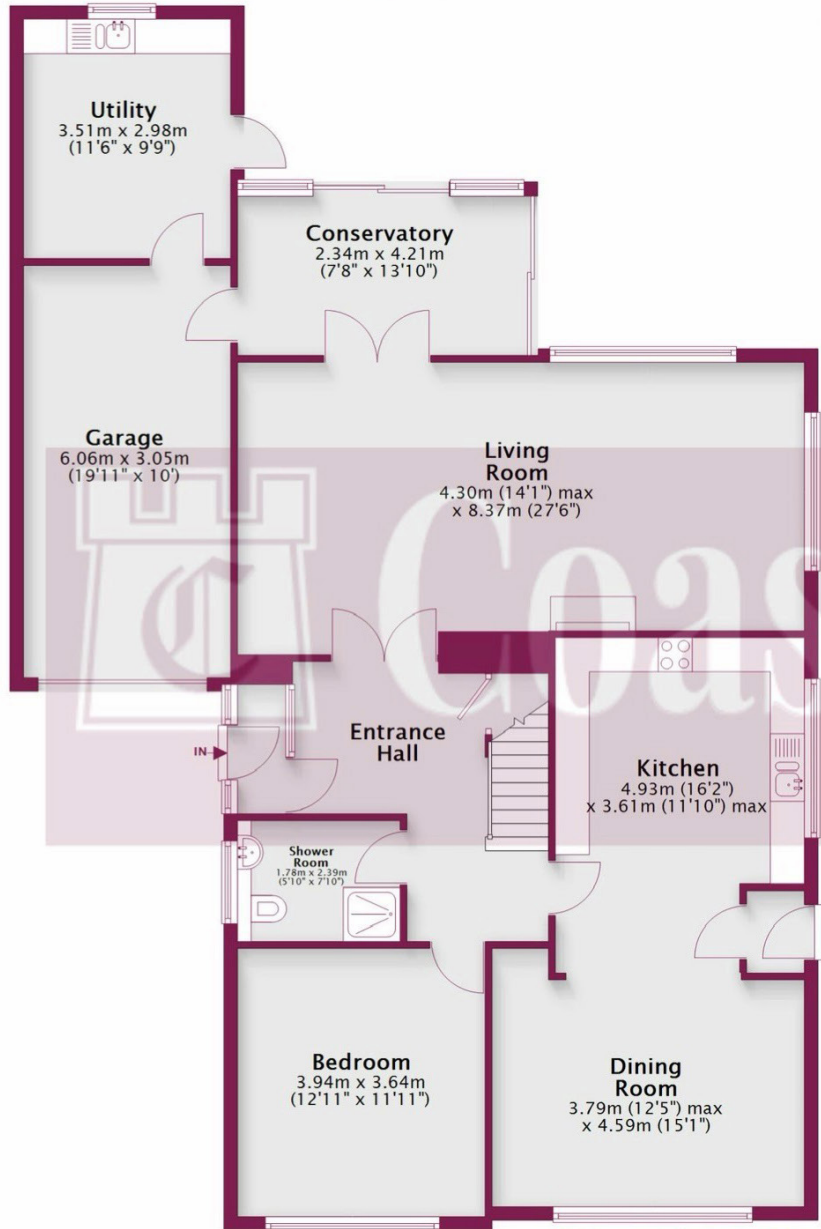
The first floor landing is again of a good size, with a window to the rear and double fronted airing cupboard with slatted shelving and light, housing the hot water cylinder. Replacement doors lead from the landing to the three first floor bedrooms and family bathroom. Bedroom 1 has a window to the front and deep built-in double wardrobe with light with further storage over. A door leads to the en-suite shower room with over size glazed corner shower enclosure with fitted shower, wash basin with storage under, close coupled wc, ladder style heated towel rail and extractor. Bedroom 2 has a double glazed window to the side built-in deep wardrobe with light and storage cupboard over, hatch to the loft space, along with mirror fronted sliding doors which lead to a walk-in wardrobe with bespoke fitted shelving and hanging rails behind the bed area. Bedroom 3 has a window to the rear. The bathroom has been tastefully upgraded and boasts a white suite of bath with mixer tap/shower attachment and fitted glazed shower screen, wash basin inset into surround with storage under and adjacent enclosed cistern wc, further surround creating a dressing table with storage under, tiled splash-backs and an obscure window to the rear.

Externally, there is a generous driveway providing on-site parking for several cars leading to the front door and the attached garage. The front garden is predominantly laid to lawn with established borders and mature shrubs and foliage providing screening. The attached garage has a vertical sectional door at the front, power, light, modern wall mounted consumer unit and meters. A door at the rear of the garage leads into the adjoining good size utility room, which has fitted units and work surfaces, an additional 1 1/2 bowl single drainer sink unit with mixer tap, space and plumbing for a washing machine and dryer, along with space for additional appliances, a window to the rear and an obscure door and matching window to the side into the rear garden. The Southerly rear garden provides a block paved sun terrace with feature electrically operated covered pergola over, lawn with established well stocked beds and borders, timber summer house and external lighting.



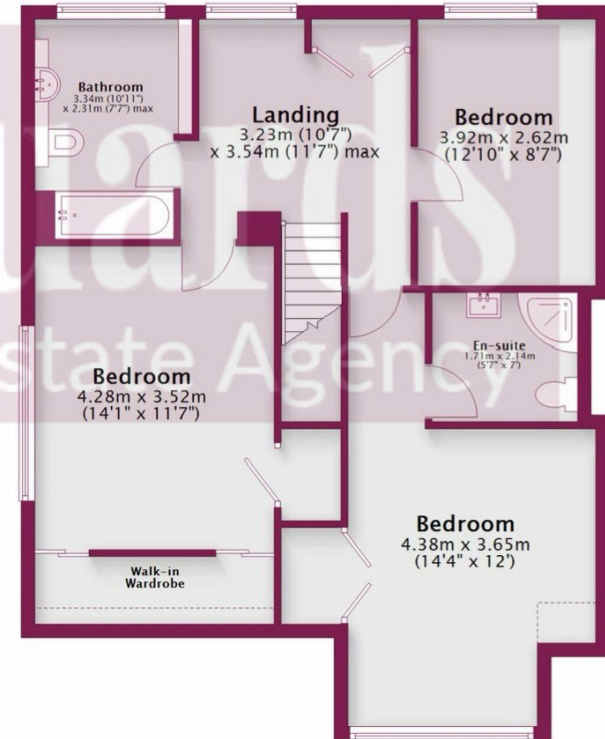
Ground Floor

Main area: approx. 114.0 sq. metres (1227.5 sq. feet)
Plus garages, approx. 18.5 sq. metres (198.9 sq. feet)
Plus utility, approx. 10.5 sq. metres (112.6 sq. feet)



First Floor

Approx. 76.3 sq. metres (821.7 sq. feet)



Main area: Approx. 190.4 sq. metres (2049.2 sq. feet)

Plus garages, approx. 18.5 sq. metres (198.9 sq. feet)
Plus utility, approx. 10.5 sq. metres (112.6 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 (63)

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

Council Tax: Band F £3,328.70 p.a. (Arun District Council / Aldwick 2025 - 2026)



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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