



8 Regis Avenue

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

Guide Price £625,000

Freehold

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Features

- **Detached 2 - 3 Bedroom Chalet Style Residence**
- **Prestigious Private Estate Setting Close To The Beach**
- **Delightful Established Southerly Rear Garden**
- **Majority Double Glazing & Gas Heating (Radiators)**
- **Driveway & Generous Integral Garage**
- **NO ONWARD CHAIN**
- **1669.1 Sq Ft / 155.1 Sq M**

Positioned within the highly sought after prestigious Aldwick Bay Private Marine Estate, which provides residents access to the private beach, this detached, chalet style residence, reputed to have been constructed in the 1960's, is offered for sale with no onward chain.

The property itself is very much a blank canvas, retaining many original features and it is clear to see it has been a much loved home throughout the years.

The bright and airy accommodation in brief comprises: entrance lobby, reception hall, kitchen/breakfast room, living room, rear garden/sun room, dining room/ground floor bedroom 3, ground floor shower room, first floor landing, two large first floor double bedrooms and a generous first floor bathroom. The property also offers majority double glazing, a gas heating system via radiators, water softener, along with on-site parking, a generous integral garage with utility area and a delightful southerly rear garden.

An outer double glazed door with matching flank double glazed panelling and natural light panelling over leads into the entrance porch with courtesy light and tiled flooring. An inner glazed door with matching natural light flank glazed panel in- turn leads into the generous welcoming reception hall which has a built-in cloaks storage cupboard, built-in double fronted airing cupboard housing the hot water cylinder and slatted shelving, fitted carpet, easy-rise carpeted staircase to the first floor with high level natural light window to the side over the half landing, along with a useful generous under-stair storage cupboard with light. From the reception hall, original doors lead to the kitchen/breakfast room, dining room/ground floor bedroom 3, ground floor shower room and integral garage, while a pair of original glazed casement doors lead to the rear into the main living room.

The kitchen/breakfast room boasts a comprehensive range of light grain bas drawer and wall mounted units, fitted roll edge work surfaces incorporating a breakfast bar, inset 1 1/2 bowl single drainer sink unit with mixer tap and tiled splash-back, integrated electric hob with concealed hood over and microwave under, eye level twin oven/grill, integrated dishwasher, integrated under counter fridge, tiled flooring, generous walk-in shelved larder/pantry cupboard, along with a window to the rear and double glazed door to the side.

The generous living room is positioned at the rear of the property with a high level natural light window to the side, feature fireplace with recessed coal effect gas fire (not tested), fitted carpet, along with windows and French doors to the rear which lead into the garden/sun room, which provides access into the southerly rear garden via pair of double glazed French doors.

The dining room/ground floor bedroom 3 is positioned at the front of the property with a window to the front and fitted carpet. In addition, the ground floor provides a shower room with a white suite of glazed corner shower enclosure with fitted shower, pedestal wash basin, close coupled wc, heated towel rail, medicine cabinet, tiled splash-backs, extractor and a window to the side into the entrance lobby.

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The first floor landing has a fitted carpet, access hatch to the loft space and original doors to the two first floor double bedrooms and generous bathroom.

Bedroom 1 is positioned at the rear of the property with a large window to the rear overlooking the southerly rear garden, along with built-in wardrobes, fitted carpet and access to eaves storage.

Bedroom 2 has a window to the front, built-in wardrobe, fitted carpet, sink unit with splash-back and storage under, along with access to eaves storage.

The generous bathroom has a white suite of bath with electric shower over and fitted glazed shower screen, wash basin inset into surround with storage under, an enclosed cistern wc with adjacent bidet, tiled splash-back surround, heated towel rail and large window to the side.

Externally, there is an established well tended front garden with lawn and an array of plants and shrubs. A block paved driveway provides on-site parking and leads to the integral garage and front door. Gates to both sides in-turn lead to the rear. The generous integral garage has an electrically operated vertical roller door to the front, wall mounted meters and fuse box, power and light, wall mounted Vaillant gas boiler, stainless steel single drainer sink unit with cupboard under, space and plumbing for a washing machine and dryer, space for a further fridge and freezer, water softener, natural light high level window to the side and a personal door into the reception hall. The fully enclosed southerly rear garden boasts a large paved terrace, lawn with well stocked established borders, greenhouse, timber storage shed and external water tap.

Current EPC Rating: D (56)

Council Tax: Band F £3,493.21 (Arun District Council/Aldwick 2026-2027)

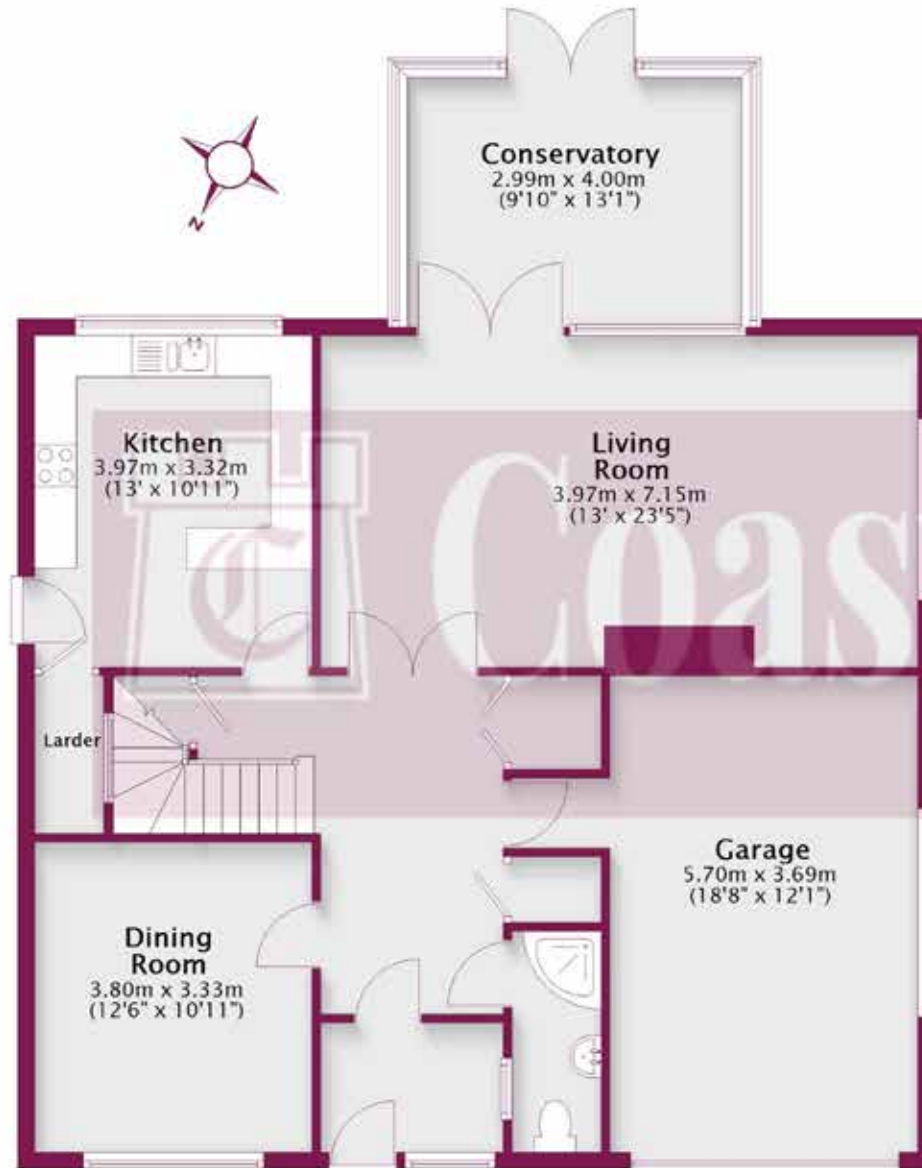
Private Estate Contribution: £280.00 (2026)



Ground Floor

Main area: approx. 93.0 sq. metres (1001.2 sq. feet)

Plus garages, approx. 22.0 sq. metres (237.0 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.9 sq. feet)



Main area: Approx. 155.1 sq. metres (1669.1 sq. feet)

Plus garages, approx. 22.0 sq. metres (237.0 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.



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