



25 Regis Avenue

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

Price £850,000

Freehold

25 Regis Avenue

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

Features

- **Extended Detached Family Home**
- **4 Bedrooms**
- **Idyllic Private Estate Setting**
- **Highly Versatile Accommodation**
- **Ample Parking & Attached Garage**
- **Generous Westerly Rear Garden**
- **2,311.8 Sq Ft / 214.8 Sq M**

Positioned within the highly sought after Aldwick Bay Private Estate which provides residents access to the beach, this detached two storey residence has been tastefully and sympathetically extended to provide light, airy and well proportioned accommodation.

The ground floor provides a welcoming entrance hall, a rear aspect living room, an impressive extended kitchen/family room, separate utility room, dining room, 4th bedroom and a ground floor shower room, while the first floor boasts a generous landing, principal bedroom with en suite shower room, two further bedrooms and a family bathroom.

The property also offers double glazing, a gas heating system via radiators with part underfloor heating, on-site parking, garage and westerly rear garden.

A carport protects the recessed front door positioned at the side of the property with flank natural light panelling, which opens into a welcoming entrance hall with staircase to the first floor with double fronted under-stair storage cupboard housing the meters. Glazed doors lead to the living room, while replacement panel doors lead to the kitchen/family room, dining room, 4th bedroom and ground floor shower room.

The living room is positioned at the rear, being a dual aspect room with windows to the side and rear, along with French doors providing access into the rear garden.

The kitchen/family room boasts a comprehensive range of fitted units and work surfaces incorporating a central island, integrated 5 burner gas hob with hood over, twin eye level 1 1/2 ovens, space and plumbing for a dishwasher, space for a free standing fridge/freezer and space for a table and chairs, along with a feature double glazed skylight lantern and French doors with flank windows to the rear, providing access into the rear garden. A door leads from the family room area to an adjoining utility room which has further fitted units and work surfaces, a second sink unit, space and plumbing for a washing machine and additional appliance, along with a window and door to the side. Adjacent to the kitchen/family room is the dining room with a large window to the front.

In addition, the ground floor also offers a double bedroom with a large window to the front and a ground floor shower room with corner shower enclosure with fitted shower, enclosed cistern wc, circular bowl wash basin, storage cupboard, ladder style heated towel rail and window to the side.

FO895 - 01/26





The first floor offers a generous landing with window to the rear and built-in airing cupboard housing the lagged hot water cylinder. Doors from the landing lead to the three first floor bedrooms and family bathroom.

Bedroom 1 has a window to the front, two double built-in wardrobes and door to an en-suite shower room with oversize shower enclosure with fitted shower, wash basin inset into surround with storage under and adjacent enclosed wc along with a window to the side. Bedroom 2 is a good size double room with window to the front, built-in wardrobes and access hatch with ladder to the loft space. Bedroom 3 is currently utilised as a home office and has a built-in wardrobe and a window to the rear enjoying the outlook over the westerly rear garden.

The family bathroom has a panel bath, wash basin, fitted storage cupboards, enclosed cistern wc, ladder style heated towel rail and window to the rear.

Externally, the property provides on-site parking at the front for several cars, along with a car port and an attached garage. The enclosed Westerly rear garden is a real feature of this delightful home providing a generous sun terrace, lawn, well stocked established beds and borders, an array of mature shrubs, foliage and trees, along with a timber storage shed.

Current EPC Rating: D (61)

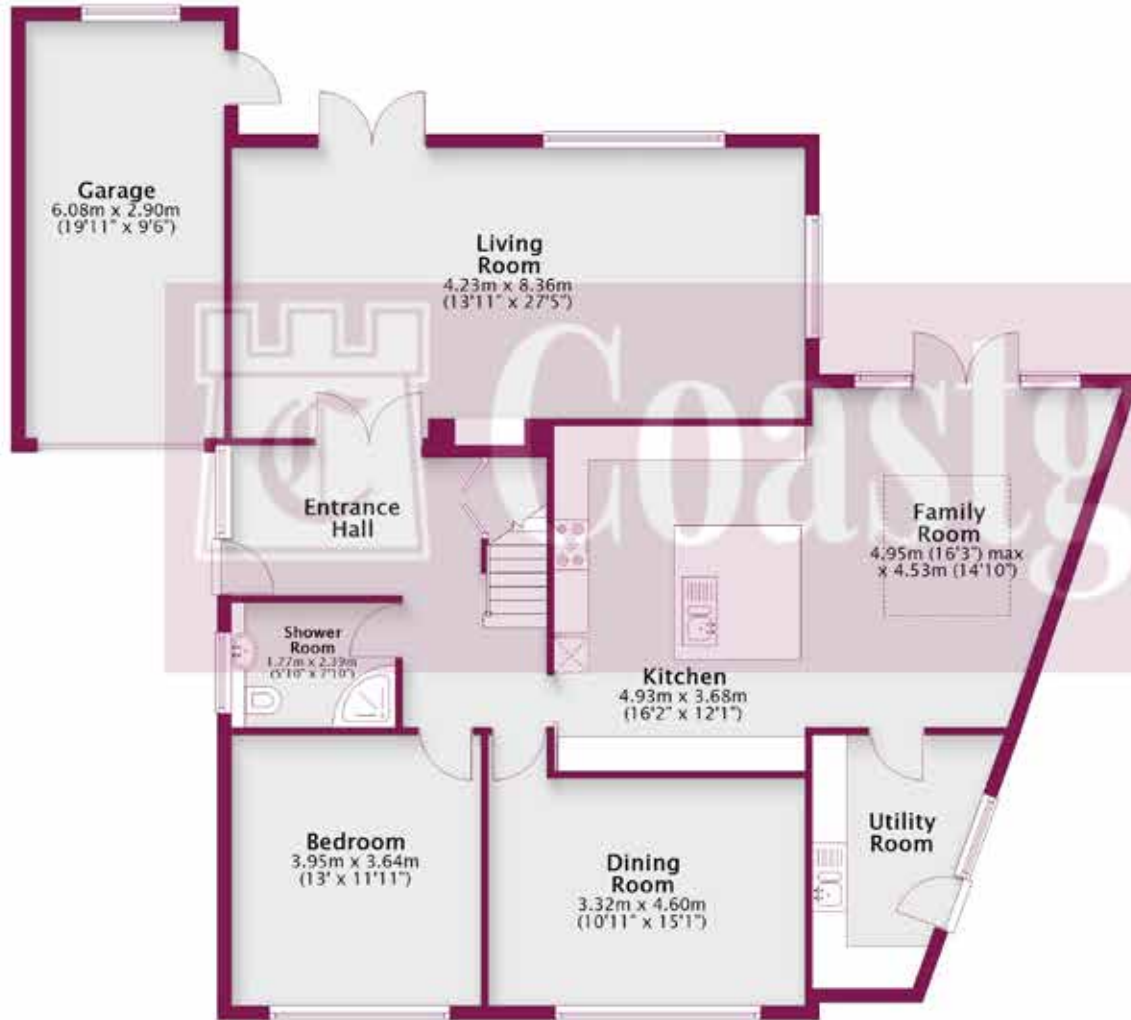
Council Tax: Band F £3,328.70 (Arun District Council/Aldwick 2025-2026)

Private Estate Contribution: £280.00 (2026)



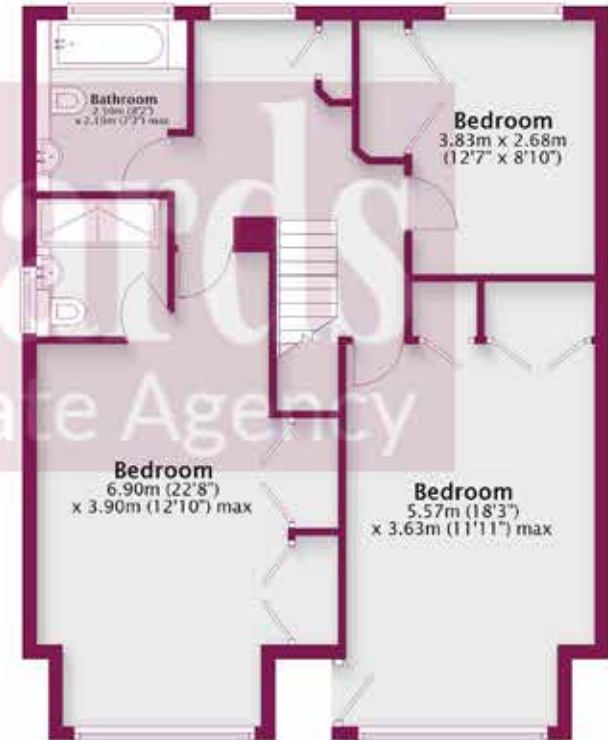
Ground Floor

Main area: approx. 133.3 sq. metres (1435.1 sq. feet)
Plus garage, approx. 17.6 sq. metres (189.8 sq. feet)



First Floor

Approx. 81.4 sq. metres (876.6 sq. feet)



Main area: Approx. 214.8 sq. metres (2311.8 sq. feet)

Plus garages, approx. 17.6 sq. metres (189.8 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.



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.