



1 Tithe Barn Court

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4EZ

Price £475,000
Leasehold

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AS475 -07/26

Features

- **Unique Attached Two Storey House**
- **Close To Beach In Requested Private Estate Setting**
- **Incredibly Well Presented Throughout**
- **3 Bedrooms, Bathroom & Shower Room**
- **Fitted Kitchen & Generous Living/Dining Room**
- **Double Glazing & Gas Heating (Radiators)**
- **Garden & Garage**
- **No Onward Chain**
- **1157 Sq Ft / 107.5 Sq M**

Positioned right in the heart of the prestigious Aldwick Bay Private Estate, within a few hundred metres level walk to the beach, this unique attached two storey home is offered for sale with no onward chain.

The versatile and impeccably well presented accommodation comprises: private entrance to hallway, kitchen, living/dining room, ground floor double bedroom with adjacent ground floor shower room, first floor landing, two first floor bedrooms and a first floor bathroom.

The property also offers double glazing throughout, a gas heating system via radiators, parking, garage and enclosed garden.

A double glazed front door leads into a welcoming entrance hall with built-in cloaks storage cupboard housing the gas and electric meters and wall mounted electric consumer unit. A carpeted easy-rise staircase with hand-rail/balustrade rises to the first floor landing. Glazed modern casement style doors lead to the kitchen and living room, while further modern internal doors lead to the versatile ground floor double bedroom, shower room and integral garage.

The kitchen is of a good size and boasts a comprehensive range of base, drawer and wall mounted units, fitted work surfaces with inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 ring electric hob with hood over, twin eye level oven/grill, recess for a free standing fridge/freezer, space and plumbing for a dishwasher and a window to the rear.

The living/dining room is a dual aspect room with a feature bay to the rear and large window to the side (both with bespoke fitted plantation shutters), along with a feature fireplace with coal effect fire and French doors to the rear providing access into the delightful garden.

The versatile ground floor double bedroom has a feature bay window to the front with fitted bespoke plantation shutters and floor to ceiling mirror fronted sliding double wardrobe.

Adjacent to the ground floor double bedroom is a modern shower room with tiled shower enclosed with fitted dual shower unit, extractor and glazed door, close coupled wc, wash basin with storage under, tiled splash-back surround and window to the front.





The impressive landing provides space for a home office/work station area and has a window the side with fitted bespoke plantation shutters and an access hatch to the loft space. Modern internal doors lead to the two first floor bedrooms and first floor bathroom.

Bedroom 1 is a generous double bedroom with window to the side with fitted bespoke plantation shutters, floor to ceiling fitted wardrobes and door to a useful walk-in-eaves storage area with light. Bedroom 2, formerly utilised as a home office/hobbies room, has a window to the front with fitted bespoke plantation shutters and built-in eaves store cupboard.

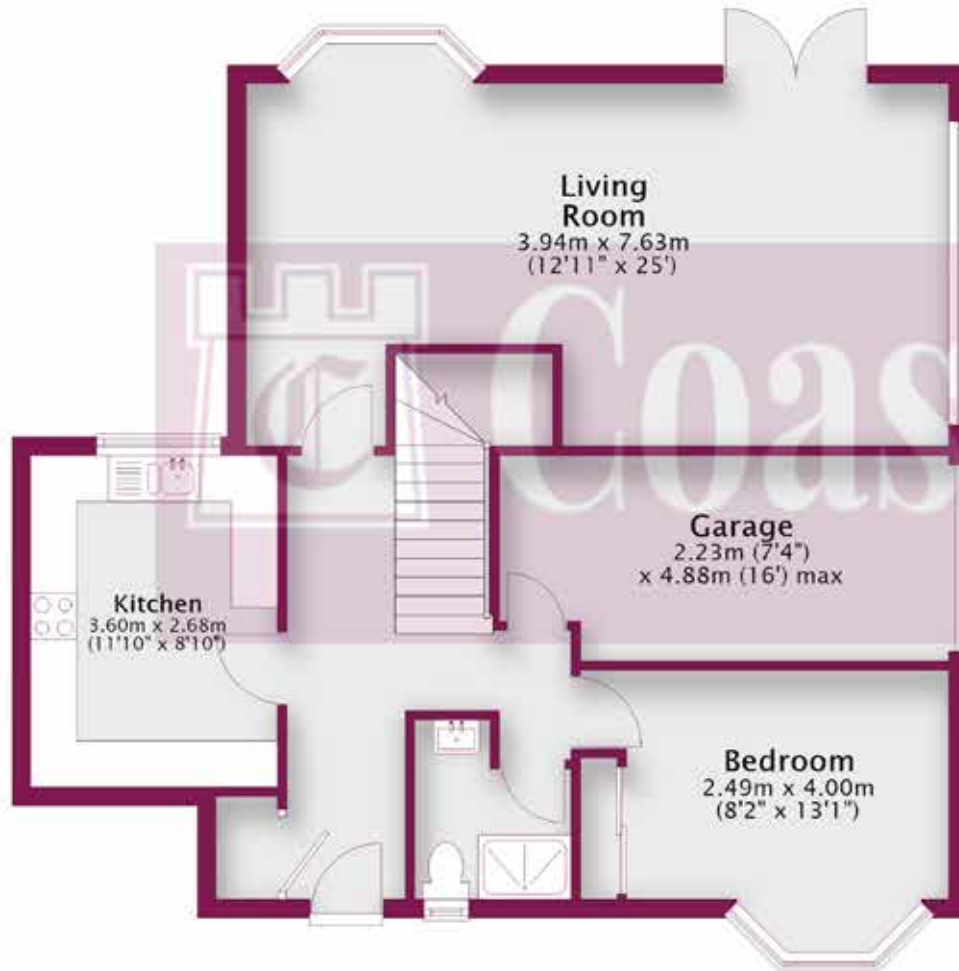
In addition, there is a first floor bathroom with a modern white suite of P-shaped bath with fitted shower over and fitted shower screen, close coupled wc, wash basin with storage under and a window to the side.

Externally, there is residents parking within the development. The garage has a vertical door and has been adapted into a work room/store with space and plumbing for a washing machine and door to the hallway. The westerly garden is a real feature of this unique home with a sun terrace, lawn and an array of established shrubs with natural screening provided by mature hedgerow.



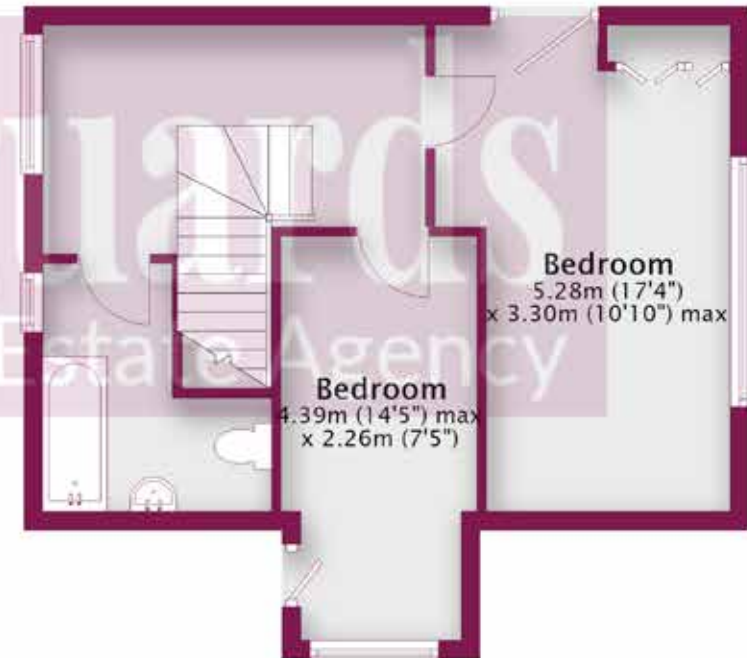
Ground Floor

Main area: approx. 65.2 sq. metres (701.9 sq. feet)
Plus garages, approx. 10.5 sq. metres (113.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Main area: Approx. 107.5 sq. metres (1157.0 sq. feet)

Plus garages, approx. 10.5 sq. metres (113.1 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.

Plan produced using PlanUp.

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.



Current EPC Rating: D (66) **Council Tax: Band E** £2,955.80 p.a (Arun District Council 2026 - 27) **Ground Rent:** £10.00 p.a

Private Estate Contribution: £280.00 p.a (2026) **Tenure:** Leasehold - with the balance of a 999 year Lease from 1974

Service Charge: £325.00 p.a. currently paid for 6 months (2026 - 2027)

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