



52 Barrack Lane

Aldwick | Bognor Regis | West Sussex | PO21 4DD

Price £900,000
Freehold

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Features

- **Characterful Detached 4 Bedroom Family Home**
- **Generous Mature Plot With Secluded Westerly Rear Garden**
- **Highly Versatile & Well Presented Accommodation Throughout**
- **Hand Built Kitchen/Breakfast Room & Separate Utility Room**
- **Cloakroom/WC, Wet Room, En-Suite Shower Room & Family Bathroom (4 wc's)**
- **Extensive Secure Parking & Oversized Pitched Roof Garage**
- **2,464.3 Sq Ft / 228.9 Sq M (Plus Garage & Outbuildings)**

Set back from the road in a desirable residential location, this impressive detached two storey family home provides highly versatile living space combining the characterful features from its origins with the modern comforts expected today. The incredibly deceptive accommodation comprises: superb loggia porch at the front, a welcoming reception hall, cloakroom, ground floor wet room, living room, separate dining room, sun/hobbies room, superb kitchen/breakfast room with hand built units, separate utility room, additional second ground floor wc, generous first floor landing, principal bedroom with balcony/terrace and en-suite shower room, two further good size double bedrooms, additional bedroom 4/home office and a spacious main bath/shower room.

The property has been tastefully and sympathetically improved by the current owner occupiers and also offers double glazing, a gas heating system via radiators and under-floor wet system (where stated), an extensive frontage providing secure on-site parking for numerous vehicles, caravan, boat, motor-home etc, an oversize pitched roof garage with adjoining outbuildings and a superb Westerly facing secluded established rear garden with feature breeze house style gazebo.

A superb loggia porch at the front of the property with quarry tiled flooring and courtesy light protects the front door with flank natural light windows, which in-turn leads into a generous welcoming reception hall with quarry tiled flooring and feature carpeted easy-rise staircase with hand rail/balustrade to the first floor, with large natural light window to the side over the half landing. Panel doors lead from the reception hall to the living room, separate dining room, kitchen/breakfast room and walk-in under-stair cloakroom with hanging space for coats and shoe storage, which in-turn has a door leading through to a generous fully tiled wet room with rain drop shower, pedestal wash basin, close coupled wc, wet system under-floor heating and window to the side.

The main living room is of a good size with feature square bay window to the side, open fireplace, French doors with flank windows to the front providing access into the front loggia porch and glazed casement style double doors to the rear, leading through to the adjoining highly versatile sun/hobbies room, which has under-floor wet system heating, large windows to both sides and the rear and provides access into the rear garden via a double glazed door.

Glazed double casement doors lead from the sun/hobbies room to the adjacent large kitchen breakfast room positioned at the rear of the property with part wet system under-floor heating, which provides access into the rear garden via feature tri-fold double glazed doors.

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The kitchen itself has a window to the rear and two natural light skylight windows, along with a superbly fitted bespoke American Oak range of base, drawer and wall mounted units complemented with granite work surfaces with an inset twin bowl 'Butler' style sink unit with mixer tap, a large central island/breakfast bar with integrated wine chiller, dual fuel feature 'Rangemaster' cooker with concealed hood over, space and plumbing for a dishwasher, space and plumbing for an American style fridge/freezer and a feature exposed brick chimney breast recess with adjacent shelved pantry cupboard. A door leads to the reception hall and a further door to the side leads into the adjacent separate utility room, which has a door and window to the rear, double glazed skylight, further base, drawer and wall mounted units with fitted work-surfaces, second sink unit with mixer tap, space and plumbing for a washing machine and dryer, wall mounted 'Worcester' gas boiler, wet system under-floor heating, extractor and quarry tiled flooring. A door from the utility room leads to the ground floor cloakroom with high level feature wc, wall mounted wash basin, quarry tiled flooring with wet system under-floor heating and a window to the side.

The separate dining room lends itself to a variety of uses and boasts a feature bay to the front, exposed wood flooring, open fireplace, picture rail surround and French doors to the side providing access into a delightful side enclosed courtyard, with gate to the front and path to the rear with gate leading into the rear garden.

The first floor landing is a further feature of this delightful home with large natural light window to the side, generous built-in storage cupboard, access hatch to the large loft space with fitted ladder and doors to the four bedrooms and family bath/shower room. Bedroom One is positioned at the rear of the property with a window to the side, range of bespoke fitted wardrobes and French doors with flank panelling to the rear leading out onto the balcony/sun terrace, which has a glazed balustrade. A door from the bedroom leads into the adjoining en-suite bathroom with a white suite of over-size bath with fitted dual shower unit and shower screen, pedestal wash basin, close coupled wc, radiator/towel rail, window to the side and tiled flooring with electric under-floor heating.



Bedroom 2 is a dual aspect large double bedroom with windows to the side and front, fitted wardrobes either side of the chimney breast and picture rail surround. Bedroom 3 is another good size double room with a window to the rear, wall mounted vanity basin, wardrobes either side of the chimney breast and picture rail surround. Bedroom 4 has a large window to the front and has been formerly utilised as a home office. In addition, there is a family bath/shower room with white suite of over-size walk-in shower enclosure with dual shower unit and glazed shower screen, free-standing roll top bath with central mixer tap/shower attachment, pedestal wash basin, close coupled wc, radiator/towel rail, electric under-floor heating, large window to the rear, window to the side and built-in linen storage cupboard.

The large front garden frontage boasts a gravel driveway accessed via a five bar gate providing securing on-site parking for numerous vehicles and leads to the oversize pitched roof garage/workshop with electrically operated vertical roller door, power, light, window to the rear and door to the side into the garden. Adjoining the garage are two additional purpose built stores. The westerly rear garden is well screened from neighbouring properties by mature strategically placed trees and shrubs and boasts a generous terrace for entertaining, lawn with well stocked beds and borders, greenhouse, timber storage shed, two gates to the front, external lighting, hot and cold water taps and a superb gazebo style 'Breeze House' for alfresco dining with power and heating.

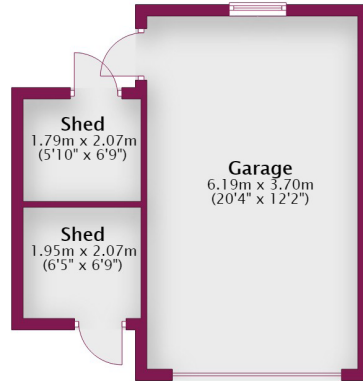


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To arrange a viewing contact 01243 267026

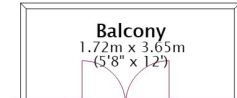
Garden

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 22.9 sq. metres (246.5 sq. feet)
Plus outbuildings, approx. 22.3 sq. metres (240.5 sq. feet)



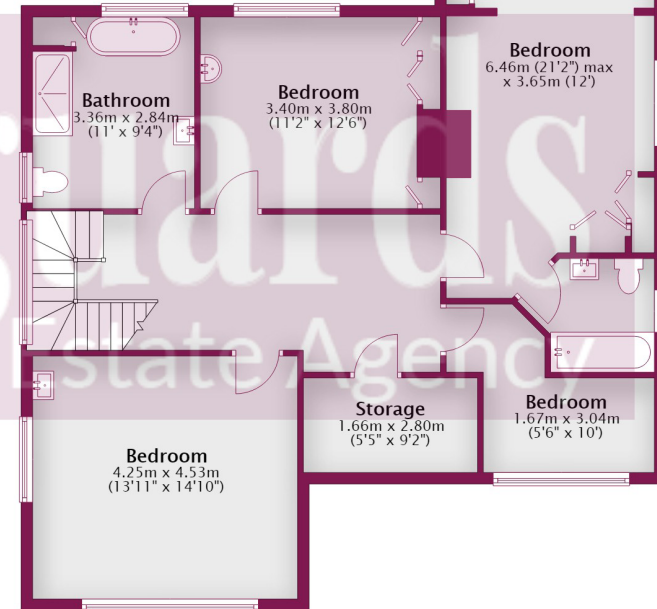
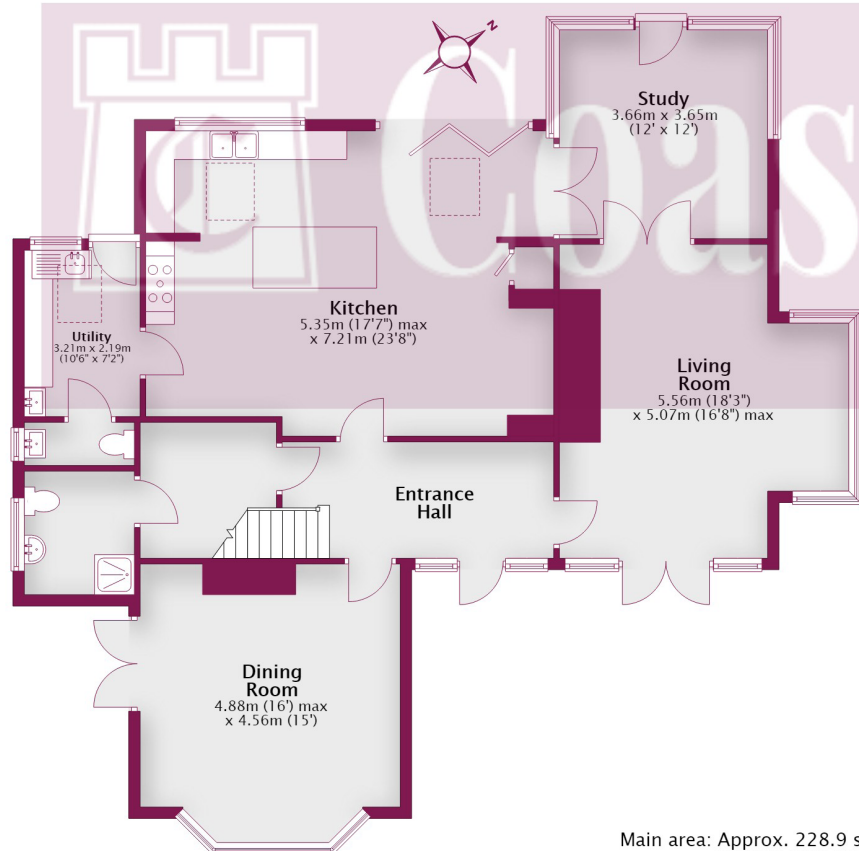
First Floor

Approx. 102.5 sq. metres (1103.5 sq. feet)
(excluding Balcony)



Ground Floor

Approx. 126.4 sq. metres (1360.9 sq. feet)



Main area: Approx. 228.9 sq. metres (2464.3 sq. feet)

Plus garages, approx. 22.9 sq. metres (246.5 sq. feet)
Plus outbuildings, approx. 22.3 sq. metres (240.5 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 misstatement.

Plan produced using PlanUp.



Current EPC Rating: C (74)

Council Tax: Band G £4,030.63 p.a. (Arun District Council / Aldwick 2026 - 2027)

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.