



14 Apple Grove

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

Guide Price £800,000

FREEHOLD

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DI800-10/22



Features

- Extended Cottage Style Residence
- Three Double Bedrooms
- Highly Sought After Private Marine Estate
- Can Be Offered With No Onward Chain
- 1,922 sqft / 178.6 sqm

Located on the Aldwick Bay private estate, this cottage style residence has been the subject of vast improvements throughout recent years by the current owners including a large two storey rear extension, to enable the accommodation to now provide three double bedrooms, two/three receptions, cloakroom, kitchen/breakfast room, utility room, breakfasting kitchenette, generous landing and modern bathroom.

The Aldwick Bay private estate was created in the late 1920s to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch. This property is one of the earlier cottage style homes. The annual estate charge is £225 p.a.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



The front door opens into a welcoming entrance hall where doors lead to the kitchen/breakfast room, sitting room, dining room, and ground floor cloakroom with w.c., wash basin and window to the side. A carpeted staircase rises to the first floor with front aspect triple glazed window and generous under stair storage cupboard.

The kitchen breakfast room measures 12' 8 x 10' 4 and boasts a comprehensive range of fitted units and work surfaces along with a large triple glazed window to the front, part glazed stable door to the side and space for a breakfast table.

The sitting room measures 17' 3 x 13' 8 overall into a feature triple glazed bay at the rear enjoying a pleasant outlook into the rear garden, along with fitted carpet and feature brick open fireplace. A door to the rear leads through into the extended dual aspect living room measuring 16' 1 x 15' 7 with three triple glazed windows to the side and feature tri-fold triple glazed doors to the rear providing access to the rear garden. Doors lead to the kitchenette and utility room while a wide open plan walk way leads through into the open plan dining room measuring 10' 8 x 10' 5 with a door returning to the entrance hall.

The kitchenette boasts a further range of modern fitted units and work surfaces along with a triple glazed window and door to the rear providing access into the rear garden.





The utility room measures 11' 7 x 5' 10 and provides additional fitted units and work surfaces along with space and plumbing for a washing machine and dryer with a door providing access into the adjoining garage which measures 12' x 10' 5 which has been utilised for storage/workshop.

The first floor boasts an impressive landing with a walk-in storage cupboard and doors to the three double bedrooms and bathroom along with a front aspect double glazed window. Bedroom 1 measures 16' 2 x 15' 7 and is a dual aspect room above the extended living room with three triple glazed windows to the side and two triple glazed windows to the rear along with fitted wardrobes.

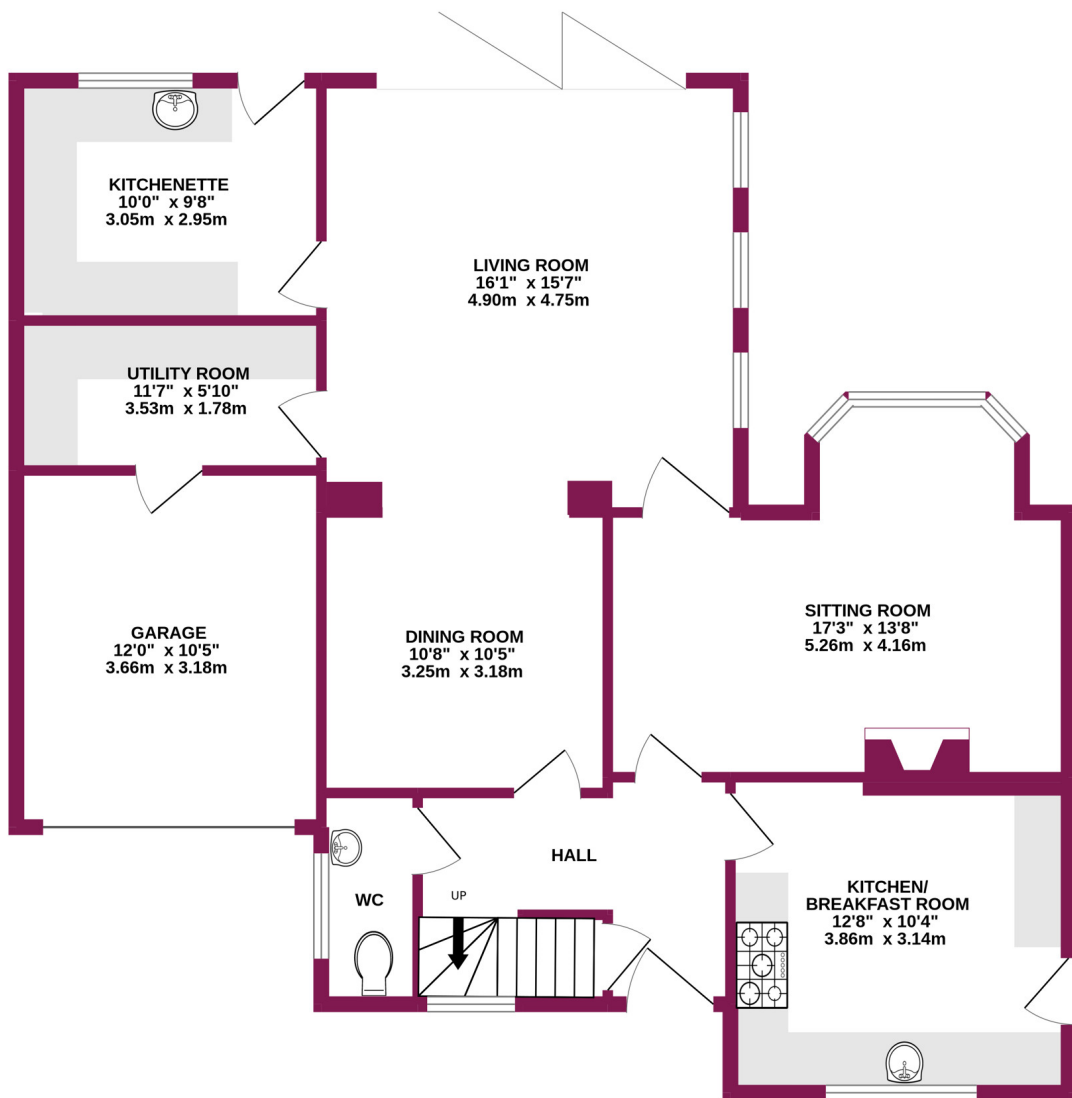
Bedroom 2 measures 14' 10 x 10' 6 overall into the feature rear aspect triple glazed bay and provides fitted wardrobes to one wall while Bedroom 3 is also a good size double measuring 13' 8 x 10' 8 with large side aspect triple glazed window, fitted wardrobes and built-in over stair storage cupboard.

In addition the first floor provides an L- shaped modern bathroom measuring 9' 2 x 7' 3 overall with a feature double glazed eyebrow window to the front and additional triple glazed window to the side, bath with shower over and fitted shower screen, shaped wash basin inset into surround with adjacent enclosed cistern w.c.

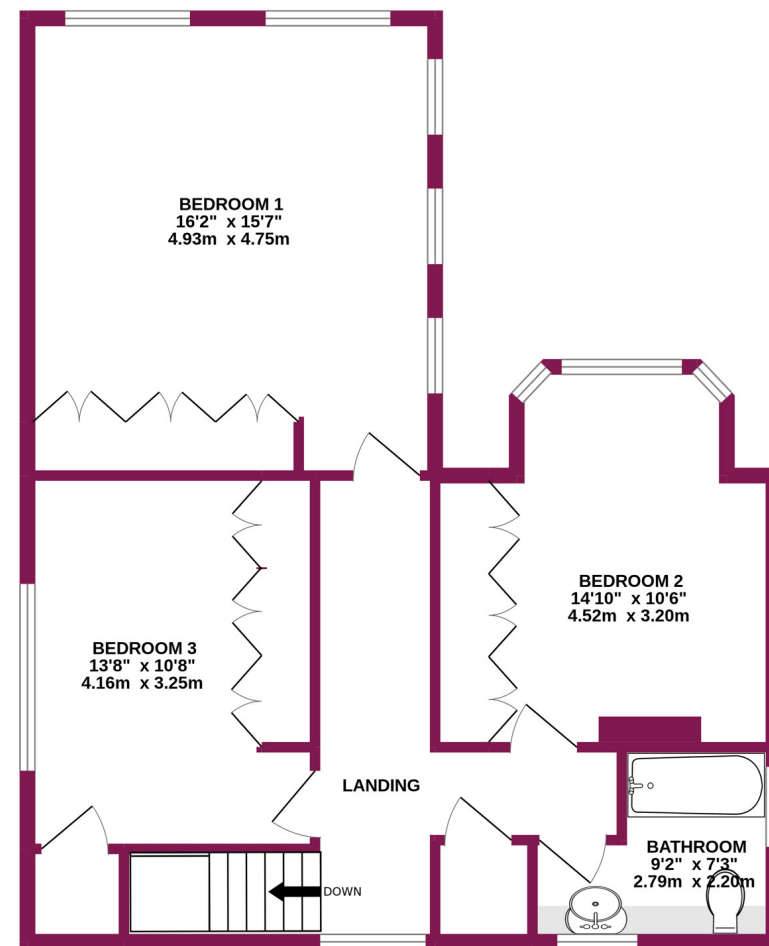


To arrange a viewing contact 01243 267026

GROUND FLOOR
1147 sq.ft. (106.5 sq.m.) approx.

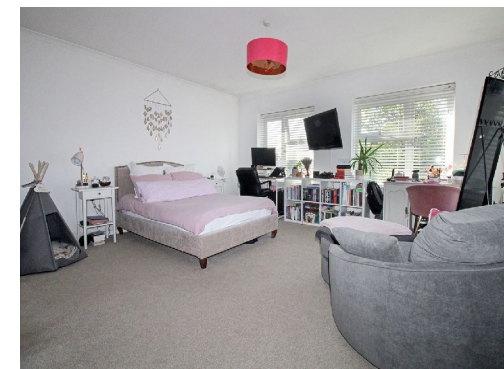


1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Externally the property offers a driveway providing on-site parking in front of the adjoining garage/workshop, lawn, established shrubs and beds. A pathway leads to the front door and to a gate at the side which leads through to a pathway to the kitchen/side door and to the rear garden which boasts a paved terrace immediately behind the property accessed from the living room and kitchenette, which in turn leads down to a generous lawn with established well stocked beds and borders, two external taps, external power points, external lighting and storage shed.

Current EPC Rating: D (64)

Annual Estate Fee: £225 p.a

Council Tax: Band F
(£2,881.49 Arun District Council 2022 - 2023)

Coastguards 

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