



31 West Drive

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

Guide Price £725,000

FREEHOLD

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AR795-09/22



Features

- Four Bedroom Detached House
- Corner Plot Position
- Private Estate Setting
- NO ONWARD CHAIN
- 2,127 sqft / 197.6 sqm

Occupying a corner plot position within the highly sought after Aldwick Bay private estate an individually designed detached two storey residence offering huge scope and potential to improve (subject to necessary consents) which is offered for sale with No Onward Chain. Four bedrooms (master with en suite bathroom), three reception rooms, kitchen, cloakroom, double garage and laundry room.

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. The current annual estate charge is £250.00 for the period 2023 - 2024.

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.



A large covered storm porch with courtesy light, protects the front door which leads into a welcoming entrance hall with natural light window to the front and easy rise staircase to the first floor with under stair storage cupboard. A door leads to the ground floor cloakroom with w.c. and wash basin, while further glazed casement style doors lead to the kitchen, sitting room, separate dining room and study.

The kitchen is a side aspect room measuring 12' x 10' 8" with a door leading out to the side to the laundry room opposite. The kitchen itself provides a comprehensive range of fitted units and work surfaces incorporating a small breakfast table, along with integrated appliances comprising hob with hood over, eye level double oven, dishwasher and fridge/freezer.

Positioned at the rear of the property, the dual aspect sitting room measures 25' 2" x 12' 5" and is a bright, light and airy room providing access to the rear garden via a pair of double glazed French doors, patio doors and has a double glazed window to the side along with a stone/brick feature fire place and surround.

Adjacent to the sitting room and opposite the kitchen is a separate side aspect dining room measuring 12' x 10' 2" with feature bow window. At the front of the property there is a separate study/hobbies room measuring 10' 2" x 9', again with feature bow window.





The first floor landing boasts a large double glazed natural light picture window to the front, a built-in airing/linen cupboard and hatch to the loft space with fitted ladder and two skylight windows. Doors lead to the four bedrooms and shower room.

Bedroom 1 is a dual aspect room (side and rear) positioned at the rear measuring 14' 6" x 12' 6" with fitted wardrobes and a door leading into the adjoining good size en suite bathroom with a bath with shower over, wash basin and w.c. Bedroom 2 measures 12' 7" x 10' 6" with a double glazed window to the rear, while Bedroom 3 is a side aspect 'L' shaped room with overall measurements 14' 1" x 12'. Bedroom Four is positioned at the front and measures 10' 3" x 9'. In addition the first floor offers a shower room with two obscure double glazed windows to the side, shower cubicle with fitted shower, wash basin and w.c.

Externally the property offers a private frontage, screened by mature hedgerow with a gravel driveway providing on-site parking for 2 - 3 cars. The pitched roof double garage measures 17' 2" x 16' 4" with an electrically operated door at the front and personal door to the rear. Behind the garage there is an adjoining laundry/utility room measuring 10' x 7' 7". The gardens wrap around the side of the property from front to rear with the rear garden facing south west, providing screening via mature shrubs, trees and foliage and is predominantly laid to lawn with established beds and borders, a paved sun terrace and a covered gate to the front.

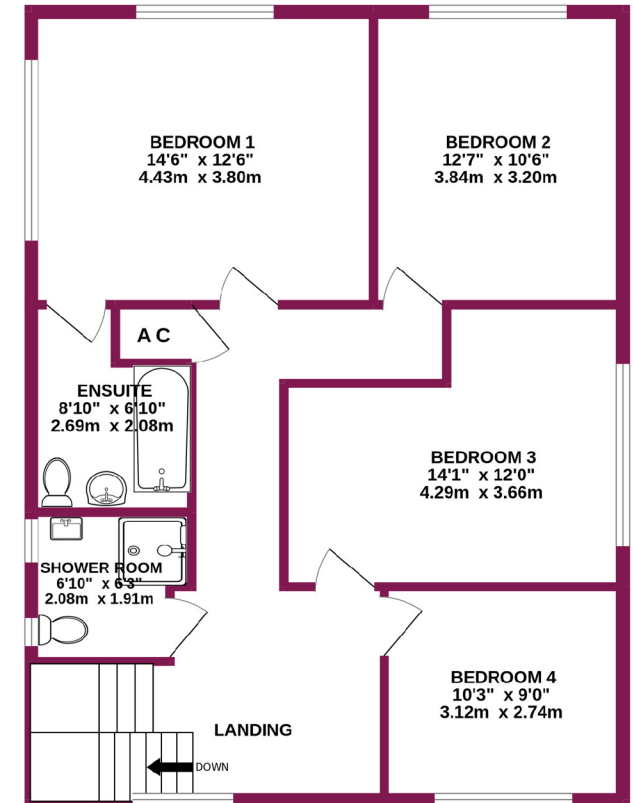


To arrange a viewing contact 01243 267026

GROUND FLOOR
1285 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 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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Current EPC Rating: D (67)

Annual Estate Fee: £250 p.a. (2023 - 2024)

Council Tax: Band E (£2,881.49 p.a. Arun District Council)

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.

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