



38 Crescenta Walk
Bognor Regis | West Sussex | PO21 2XS

Guide Price £475,000
FREEHOLD

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LA565-01/23



Features

- Unique 3 Bedroom Detached Residence
- Arts & Crafts Interior
- Popular Residential Location
- No Onward Chain
- 1,819 Sq Ft / 169.0 Sq M

Occupying a popular residential location to the West of Bognor Regis town centre, this truly unique detached residence boasts incredibly deceptive accommodation and has been exceptionally well cared for throughout the years to create a delightful arts & crafts themed home, with many authentic features. Externally there is secure parking and an enclosed rear garden with feature orangery style greenhouse.

Local amenities can be found close by in the Aldwick Road shopping parade including a Tesco convenience store and food outlets. The popular West Park and seafront are located within a level walk of just over a quarter of a mile as is the promenade and Marine Park Gardens. Regularly routed bus services in Aldwick Road provide an ease of access to Bognor Regis town centre.

The town centre itself, with its mainline railway station (London - Victoria 1hr 45mins approx.) is located within approximately one mile to the East of the property, while the nearby city of Chichester is found approximately seven miles to the North West offering a wider selection of shops, historic cathedral and famous Festival Theatre. On the outskirts of Bognor Regis there is a retail park with larger stores.



The front door opens into a hallway with natural light window to the side and feature exposed strip wood staircase with wooden handrail to the first floor. Strip wood doors with strip wood frames lead to the living room and dining room. The living room is a triple aspect 'L' shaped room measuring 20' x 19' 7" overall positioned at the front of the property with wood effect flooring and brick open fireplace, along with a useful walk-in under stair storage cupboard. A strip wood door leads to the rear into the kitchen.

The kitchen measures 10' 11" x 10' and is a delightful authentic room with Butler style sink unit with wooden drainer and bespoke unit under, pantry cupboard, gas 'AGA', quarry tiled floor and a window to the rear, along with a further window and door to the side giving access into the utility room. A further part glazed, strip wood door leads from the kitchen into the adjoining rear aspect dining room measuring 13' x 9' 7" with feature panelling, wood effect flooring and French doors into the garden.

A strip wood door from the dining room leads into the exceptional hobbies room (former garage) measuring 18' 3" x 9' with windows to the front, rear and side, feature wood panelling, wood block effect flooring and exposed beams.

The utility room provides access to the front via double glazed door and boasts quarry tiled flooring, along with space and plumbing for a washing machine and a wall mounted modern Worcester gas boiler, window to the side and door providing access to the garden. A hatch provides access into the pitched roof storage.



At the rear of the utility room a 'Bespoke Arched' wooden door leads into the adjoining study/home office/bedroom which measures 16' 9" x 10' 2" with wood effect flooring, window and door to the side providing access to the garden and a feature corner window to the side and rear.

The first floor has a landing with wood block effect flooring with doors to Bedrooms 1, 2 & the Bathroom. Bedroom 1 is front aspect and provides built-in storage cupboards into the eaves, along with a wash basin, while Bedroom 2 is positioned at the rear also with a wash basin and large eaves storage cupboard housing the hot water cylinder. Both rooms have bespoke wooden ladder style stair-cases providing access to two loft/attic rooms above each room.

The Bathroom has an obscure double glazed window to the side and white suite of bath with shower over and fitted shower screen, oval wash basin inset into surround with storage under, close coupled w.c., wood panelled splash back and a matching wall mounted cupboard.

Externally a pedestrian gate and five bar gate lead into the shingle driveway providing secure on-site parking for several vehicles, along with a shaped lawn and mature olive tree.

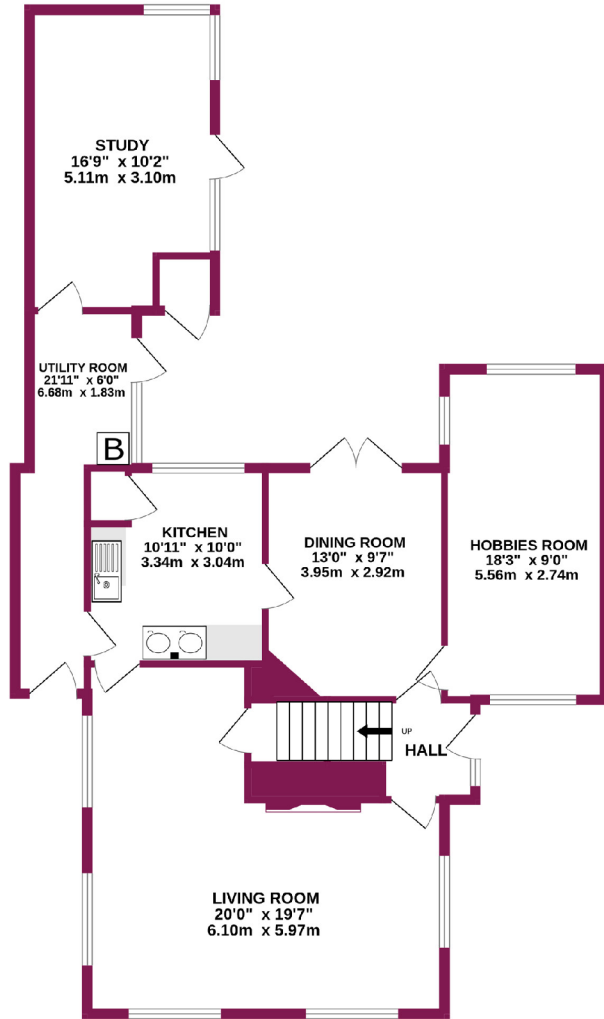
The rear garden has been landscaped for ease of maintenance to create idyllic sitting/entertaining areas of brick, pebble and shingle with a central raised pond, beds and borders, a feature orangery style greenhouse, a timber workshop style shed, smaller timber store and brick built store recessed into the study.

Offered for sale with No Onward Chain an internal inspection is essential to fully appreciate everything within this truly unique home.

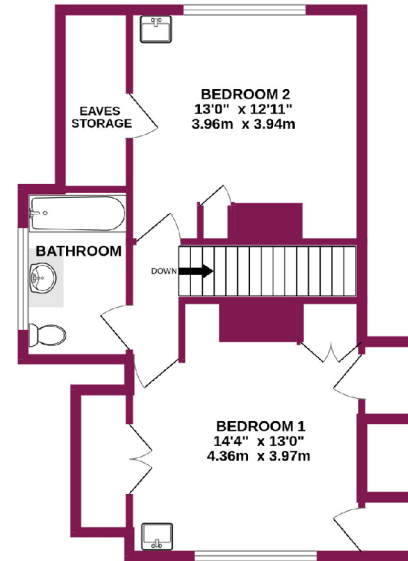


To arrange a viewing contact 01243 267026

GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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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EPC Current Rating: E (48)

Council Tax: Band E (£2,578.08 p.a. 2022 - 2023 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.

Coastguards 

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