



14 Priory Close

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

Guide Price £850,000

FREEHOLD

14 Priory Close

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

WR850 - 02/23



Features

- Superbly Appointed Detached Residence
- 4 Bedrooms
- Cul-de-Sac Position
- Highly Sought After Private Marine Estate
- 2,331 Sq Ft / 216.6 Sq M

This superbly appointed detached residence is situated at the far end of a quiet cul-de-sac within the Aldwick Bay Private estate which provides residents access to the private beach. The property boasts highly versatile light, airy and well proportioned accommodation, along with parking for several cars, oversized single garage, large carport and established well tended gardens to the side and rear.

The Aldwick Bay private estate was created in the late 1920s to provide a safe and tranquil residential setting with this particular property being one of the later second phase dwellings. The estate was originally designed to provide city dwellers the perfect coastal escape and has become one of the most sought after areas to reside along this coastal stretch. The annual estate charge is £250 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.



A covered carport protects the double glazed front door, positioned at the side of the property, which leads through into a welcoming entrance hall with natural light obscure double glazed windows to the side, feature exposed wood block flooring, carpeted staircase to the first floor with handrail/balustrade and useful under stair storage cupboard. Doors lead to the living room, kitchen, ground floor bedroom and ground floor shower room.

The living room is a dual aspect bright and airy room positioned at the front of the property with a large double glazed picture window to the front and a double glazed window to the side, along with recently fitted carpet flowing through to the open plan dining area/room with side aspect double glazed window and door to the kitchen/breakfast room.

The kitchen/breakfast room is another dual aspect light and bright room with a double glazed window to the side and double glazed door and window to the rear leading into the adjoining conservatory. The kitchen boasts a comprehensive range of 'Sylvarna' fitted units and work surfaces along with integrated appliances consisting of a gas hob with hood over, eye level oven, concealed dishwasher and larder style fridge and provides space for a breakfasting table or island/breakfast bar.

The pitched roof double glazed conservatory is of a good size measuring 18' x 11' 7" overall and provides access to the rear garden via a pair of double glazed French doors and a double glazed door to the side.





Positioned next to the kitchen is a versatile ground floor double bedroom with fitted storage cupboards, exposed wood block flooring and double glazed window to the rear allowing this room to lend itself to a multitude of uses. Adjacent to this room is a modern refitted ground floor shower room with corner shower cubicle, close coupled w.c and wash basin with storage under.

The first floor boasts a landing with large built-in airing cupboard, three double bedrooms and large recently refitted bath/shower room measuring 14' 2" x 5' 10" with a shaped bath, oversize full width shower tray with fitted screen and dual shower, shaped wash basin inset into surround with storage under and close coupled w.c. Bedroom 1 offers a range of bespoke fitted wardrobes and both bedrooms 1 & 2 provide access to further eaves storage. Bedroom 3, with built-in double wardrobe is currently utilised as a home office/study.

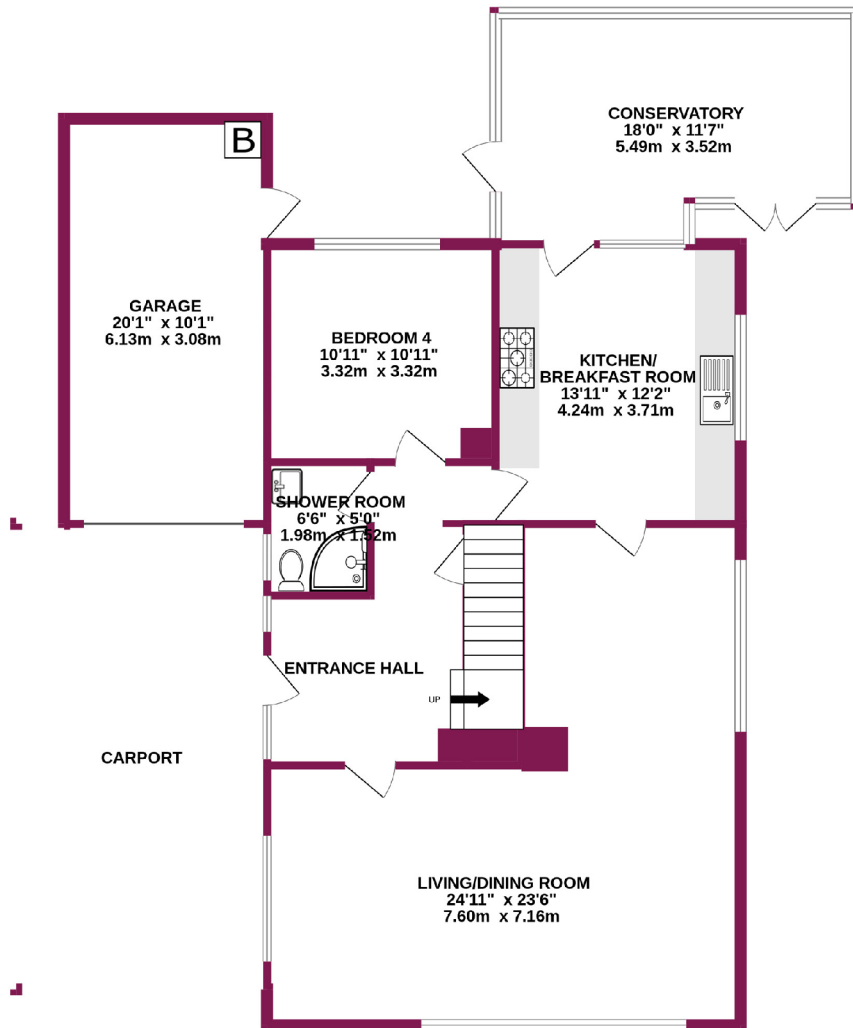
Externally the property boasts a generous block paved frontage providing on site parking for several cars, a large covered carport and oversize single garage measuring 20' 1" x 10' 1" housing the wall mounted gas boiler. The rear and side gardens are fully enclosed and are predominantly laid to lawn with established well stocked beds and borders, paved sitting areas and mature foliage providing screening from neighbouring properties.

N.B. An internal inspection is essential to fully appreciate the size of accommodation on offer and exceptional presentation.

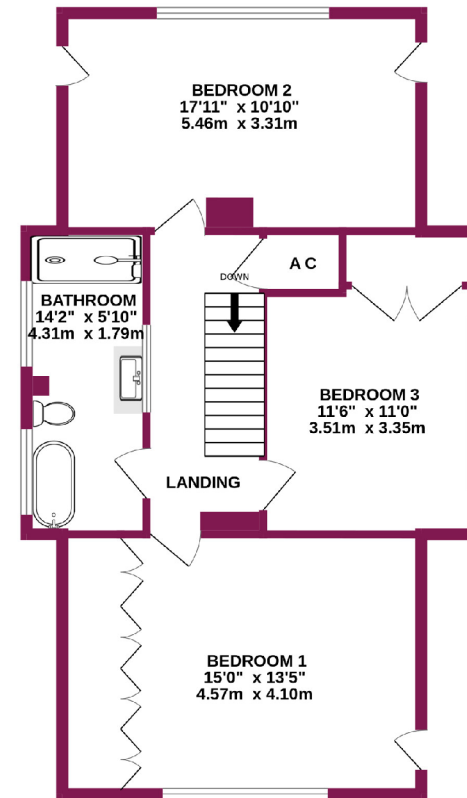


To arrange a viewing contact 01243 267026

GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 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.
Made with Metropix ©2023



Current EPC Rating - D (60)

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

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

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 

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk