



126 Barrack Lane

Aldwick | Bognor Regis | West Sussex | PO21 4ED

Guide Price £600,000

FREEHOLD

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GR600-03/23



Features

- Detached Chalet Style Residence
- Versatile Accommodation
- Close To Amenities & Beach
- No Onward Chain
- 1,750 Sq Ft / 162.6 Sq M

Situated within a few hundred metres level walk of the beach, this detached chalet style home provides highly versatile accommodation with two ground floor bedrooms, a ground floor bathroom, two reception rooms, kitchen, sun room and first floor generous master bedroom with shower room. Although the property could ideally benefit from some updating internally, it has been well cared for throughout the years.

Local amenities including butchers, general convenience store/newsagent, hairdresser and beauty parlour can be found close by in the Coastguards Parade, while a footpath at the end of the parade leads to the nearby bus stops in Pryors Lane. The doctor's surgery at Grove House, library and village hall are also nearby, as are the village amenities in Rose Green and public houses in Nyetimber.

Bognor Regis Town Centre is within 3 miles to the East offering its pier, promenade, mainline railway station and cinema, pubs etc. On the outskirts of Bognor Regis there can be found a selection of well known Supermarkets and a variety of other retail outlets while the city of Chichester is within approx 6 miles offering a wider selection of shopping facilities and the famous Festival Theatre.

The front door with natural light flank double glazed panel leads into a generous welcoming entrance hall where an easy rise staircase with high level double glazed window to the side leads to the first floor along with a useful walk-in large under stair storage cupboard and additional built-in cloaks storage cupboard. Doors lead from the entrance hall to the two front aspect bedrooms, ground floor bathroom, living room, dining room and kitchen. The two reception rooms are both rear aspect with an archway between providing an open plan feel. The living room measures 18' 11" x 11' 10" and provides access via double glazed French doors at the side into the adjoining sun room which in turn provides access into the rear garden via a further pair of double glazed French doors. From the sun room a glazed door leads into the garage. The kitchen is also a rear aspect room with a double glazed window to the rear into the sun room (the same as the dining room). Although the kitchen is relatively original by today's standards there are a comprehensive range of fitted storage cupboards and work surfaces, double drainer sink unit, integrated four burner gas hob, eye level double oven/grill, space and plumbing for a dishwasher and space for a free standing fridge/freezer along with a modern wall mounted 'Veissman' gas boiler. A door to the side leads into the adjoining oversize garage which measures 26' 10" x 9' with an electrically operated up and over door to the front, natural light skylight, power, light, wash basin, water softener and has space and plumbing for a washing machine and provides access into the rear garden via a stable style door.

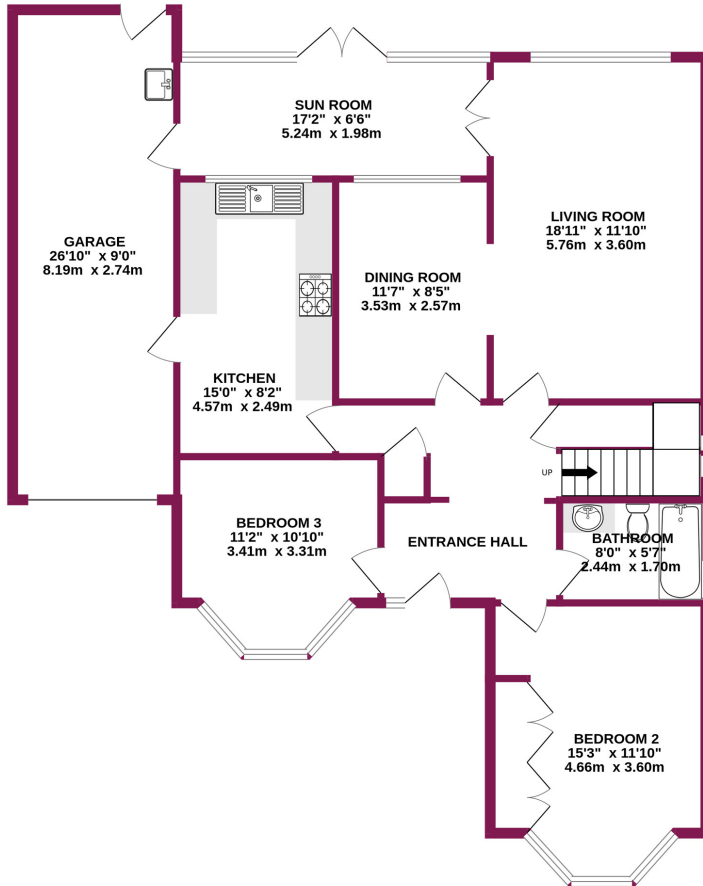
The two ground floor bedrooms are both front aspect rooms with feature double glazed bay windows. The ground floor bathroom has an original suite of bath, wash basin and w.c. with a double glazed window to the side. The first floor boasts a landing with large double fronted airing/storage cupboard, a good size master bedroom with wardrobes and double glazed dormer style window to the front along with a Jack and Jill style generous shower room with rear aspect double, glazed window, shower cubicle, wash basin and w.c.

Externally there is a driveway providing on-site parking, an open plan lawn with established shrubs while to the rear there is a fully enclosed garden measuring approx. 41' wide x 29' deep which has been predominantly laid to paving with artificial grass for ease of maintenance, along with established flower and shrub borders/beds.

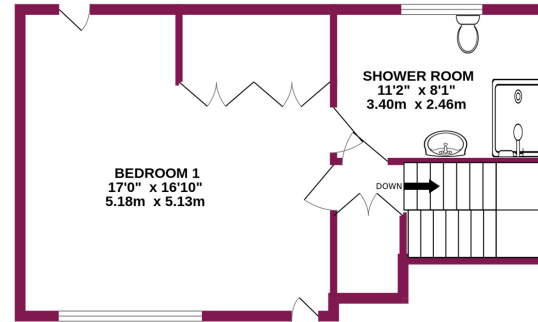


To arrange a viewing contact 01243 267026

GROUND FLOOR
1290 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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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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.

CURRENT EPC RATING: D (68)

COUNCIL TAX: BAND F (£3,023.80 2022-2023)
Arun District Council / Aldwick



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