



## 51 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

**Price £775,000**  
**FREEHOLD**



# 51 Colts Bay

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YO850-11/22



## Features

- Detached Single Storey Residence
- Idyllic Private Estate Location
- Close To Amenities & Beach
- Double Garage & Extensive Parking
- 1,995 Sq Ft / 185.3 Sq M

This superbly appointed detached bungalow has been greatly improved throughout recent years and boasts incredibly, light, airy and well proportioned accommodation with a generous welcoming hall, fitted kitchen/breakfast room, dining room, living room, master bedroom with en-suite shower room, two additional double bedrooms, bathroom, Southerly garden and double garage with studio over.

Colts Bay was originally created in the 1970's in the grounds of Colts Bay House with a second phase being constructed in the early to mid 1990s. The estate predominantly comprises a mix of individual houses and bungalows with this particular property being one of the later 1990s, positioned to maximise the Southerly aspect. Local amenities are within a few metres and the beach is within a level walk.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, Cathedral and the famous Festival Theatre.





The property is approached via double gates at the front leading into a block paved driveway providing secure on-site parking for several cars. The private driveway sweeps along the side of the property, to the rear, where there is further parking in front of the double garage with electrically operated sectional door.

The front door with flank double glazed natural light panelling opens into a welcoming entrance hall with two built-in floor to ceiling double fronted storage cupboards (one housing the modern hot water cylinder and one housing the modern wall mounted gas boiler), fitted carpet and hatch to the loft space along with a high level natural light double glazed window to the side. Panel doors lead to the three bedrooms and bathroom while a glazed casement door leads into the kitchen/breakfast room and a pair of glazed casement double doors lead into the living room.

The kitchen/breakfast room measures 15' 11" x 11' 11" with a double glazed window to the rear into the forecourt and a u.P.V.C stable style door to the side leading out onto the driveway. The kitchen boasts a comprehensive range of modern fitted units complemented by coloured work surfaces and matching splash backs, an inset single drainer sink unit with mixer tap, integrated 4 ring electric hob with hood over, eye level double oven, integrated concealed larder fridge and larder freezer, integrated washing machine and dishwasher, inset ceiling down lighting and space for a table and chairs. A glazed casement door leads from the kitchen/breakfast room into the adjoining dining room.







The dining room is a dual aspect room measuring 13' 10" x 11' 10" positioned at the front of the property with an archway leading through to the adjoining generous living room measuring 19' 3" x 13' 10" with feature Tri-fold double glazed doors to the front providing access into the Southerly garden and a feature recessed modern gas fire.

Bedroom 1 is also positioned at the front of the property maximising the Southerly aspect and with a double glazed window to the front and double glazed French doors to the side providing access into the garden, along with a comprehensive range of modern fitted bedroom furniture. A door leads into the adjoining en-suite shower room which has been refurbished to provide an over size shower enclosure, wash basin inset into surround with storage under and adjacent enclosed cistern w.c and double glazed window to the side.

Bedrooms 2 & 3 are both good size double rooms both with wardrobes and both with side aspect double glazed windows with Bedroom 3 currently utilised as a home office/study. In addition the property boasts a re-fitted bathroom with bath with shower over and fitted shower screen, wash basin inset into surround with storage under and adjacent enclosed cistern w.c and double glazed window to the side.

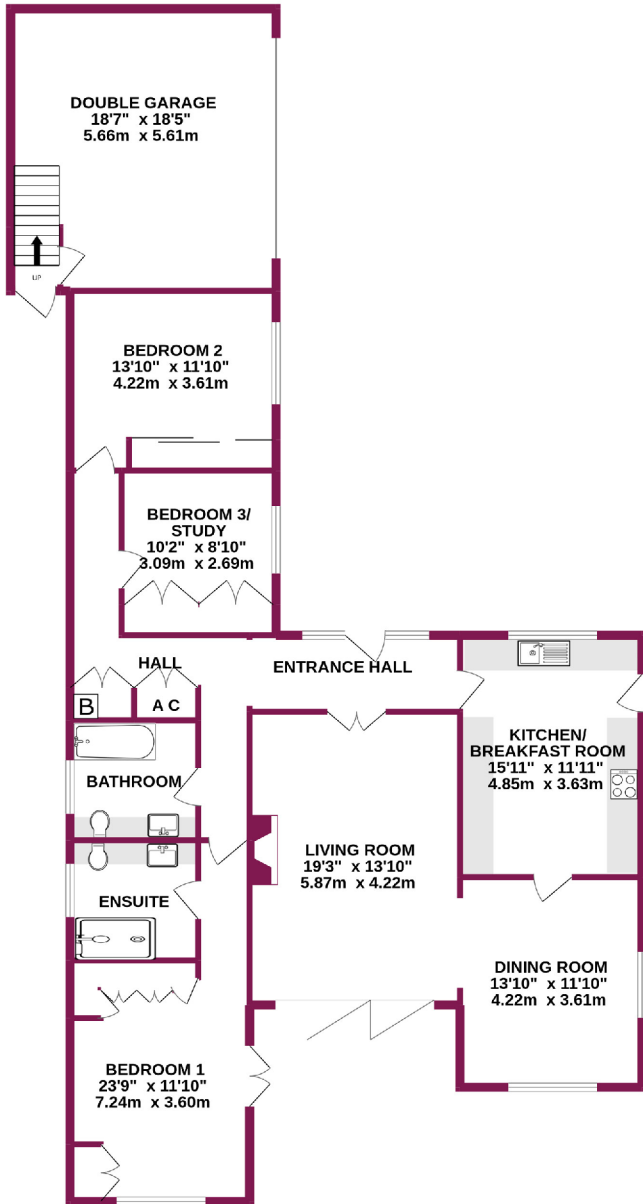
Externally the property maximises the southerly aspect with a walled frontage which houses a lawn with established borders. Above the garage there is a superb Studio room measuring 18' 2 x 13' 6 which lends itself to a variety of uses.



To arrange a viewing contact 01243 267026



GROUND FLOOR  
1758 sq.ft. (163.3 sq.m.) approx.



1ST FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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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**Private Estate Charge:**  
£270.00 p.a.(2022 - 2023)

**Council Tax:**  
Band G - £3,324.80 (2022 - 2023)

**Current EPC Rating: D (68)**

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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