



204 Manor Way

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

Guide Price £850,000

FREEHOLD

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PR850- 03/23



Features

- Three Bedroom Detached Residence
- Many Characteristic Features
- Exclusive Private Estate Setting
- No Onward Chain
- 1876 sqft / 174.3 sqm

Offered for sale with No Onward Chain, this three bedroom 1930's detached residence occupies an enviable position within the highly sought after Aldwick Bay estate and boasts many original characteristic features including the delightful covered balcony at the front with sun lounge under, mature established well tended gardens, a driveway and garage with attached outbuilding.

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. This property is one of the earlier cottage style homes. 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.



The original feature part glazed front door, positioned at the side of the property, opens into a welcoming entrance hall where there is an easy rise carpeted staircase with handrail/balustrade which rises to the first floor along with a useful under stair storage cupboard. From the entrance hall, doors lead to the main living room, kitchen, study/home office and ground floor w.c with an obscure window to the side, close coupled w.c and wash basin inset into recess with storage cupboard under.

The kitchen has been tastefully re-fitted and provides a comprehensive range of units complemented with dark granite work surfaces incorporating a matching breakfast table, feature dual bowl Butler style sink unit with mixer tap, integrated electric hob with hood over, eye level double oven/grill, integrated fridge/freezer and space and plumbing for a dishwasher, along with a window to the rear. An obscure glazed door leads to the rear into a useful rear utility style porch which provides access to the rear garden, driveway, has space and plumbing for a washing machine and additional appliances.

The main living room is positioned at the front of the property and has feature arched windows to the side, an original brick, albeit painted, fireplace, fitted carpet, exposed beams and two sets of glazed casement style French doors which provide access into the sun lounge (former loggia) which in turn provides access into the front garden and has delightful feature arch windows to both sides.





To the rear of the property there is a walk through additional reception room which has been utilised as a study/home office, which in turn leads through to an adjoining formal dining room with 10'8" ceiling height, exposed beams, with a double glazed window to the side and provides access to the rear garden via a pair of glazed French doors.

The first floor boasts a delightful landing with feature arched obscure natural light window to the side on the half landing and a generous airing cupboard housing the modern wall mounted gas combination boiler. Doors lead from the landing to the three bedrooms and bath/shower room.

Bedroom 1 is a generous double room measuring 16'8" x 11'10" overall with two recessed side windows and glazed French doors with matching flank windows to the front providing access to the delightful covered balcony with feature original balustrade. An internal door from the bedroom leads to a built-in wardrobe along with an additional walk-in storage cupboard, w.c and wash basin. Bedroom 2 is a rear aspect double bedroom with fitted wardrobes, while Bedroom 3 is a side aspect good size single room.

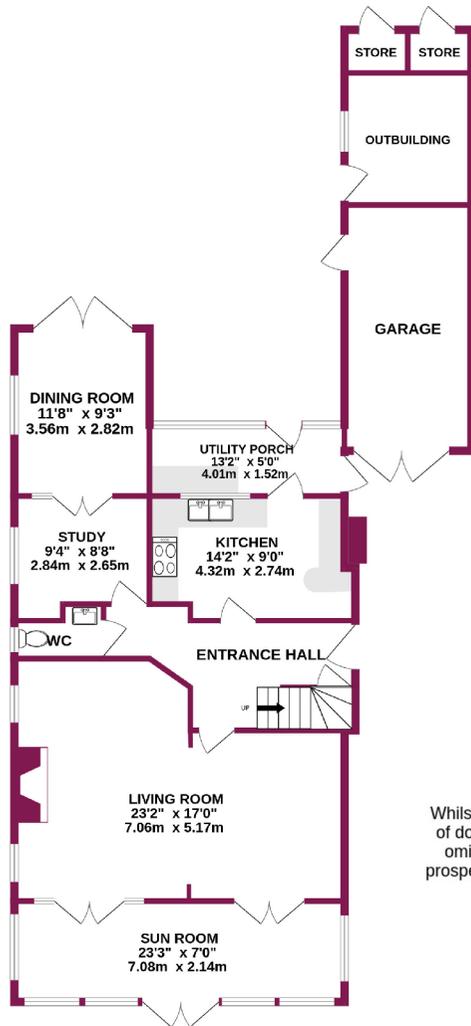
In addition the first floor boasts a bath/shower room with shaped bath, shower cubicle with fitted shower, close coupled w.c and wash basin with storage cupboard under.



To arrange a viewing contact 01243 267026



GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA : 1876 sq.ft. (174.3 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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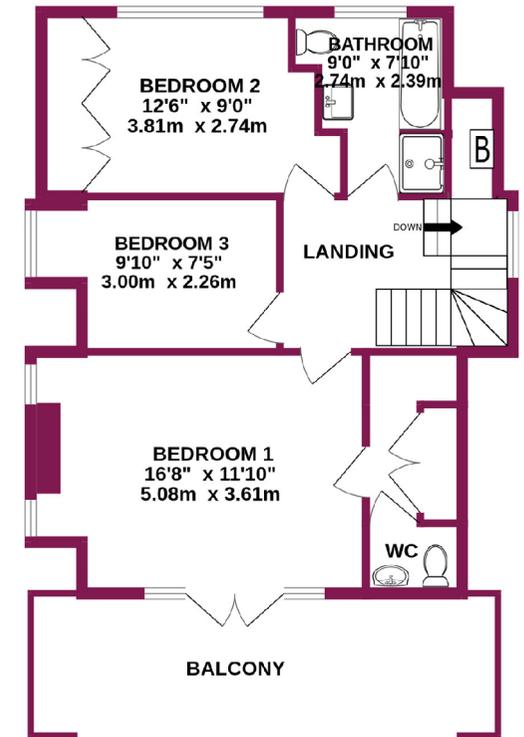
Externally there is a gravel driveway providing on-site parking for 3-4 cars which leads to the garage. The established front garden boasts an array of mature plants and shrubs with shaped lawn and paved terrace. A gate at the side leads to a pathway to the rear garden which again boasts a shaped well tended lawn and an array of established borders, beds and paved sitting areas. Behind the garage there is a useful outhouse with further stores at the end.

Current EPC Rating: E (47) **Annual Estate Fee:** £250 p.a (2023 - 2024)

Council Tax: Band G (£3,849.00) Arun District Council/Aldwick (2023 - 2024)

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.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



Coastguards 

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