



29 Apple Grove

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

Price £750,000

FREEHOLD

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GU795- 04/23



Features

- Three Bedroom Detached Chalet
- Highly Sought After Private Estate
- Exceptionally Well Tended Gardens
- Driveway & Garage
- 1,697 Sq Ft / 157.7 Sq M

Situated within the highly sought after Aldwick Bay private estate, this detached chalet style residence has been incredibly well cared for throughout the occupants lengthy ownership and boasts highly versatile accommodation with a hallway, living/dining room, sun room, kitchen, conservatory, two ground floor bedrooms and shower room, first floor bedroom and bathroom, along with a large loft space.

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 £260 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 recessed double glazed front door positioned at the side of the property leads into the welcoming entrance hall with natural light double glazed panelling to the side, a built-in airing cupboard housing the hot water cylinder and an easy rise staircase to the first floor with generous under stair storage cupboard. Doors lead from the hallway to the two ground floor double bedrooms, ground floor shower room, living room and dining area.

The living/dining room is a generous 'L' shaped room measuring 23' 2" overall x 17' 6" narrowing to 8' 11" in the dining area, with a feature exposed brick fireplace, two double glazed windows to the side and French doors with matching flank glazed panels to the front providing access into the adjoining double glazed sun room at the front which measures 17' 7" x 5' 10" and provides access onto the driveway at the side via a double glazed door.

From the dining area, a part glazed door leads into the kitchen which measures 15' x 9' 10" and boasts a range of light grain units with fitted work surfaces, display shelving, space for a Range style cooker with hood over, space and plumbing for a washing machine and dishwasher, space for a free standing fridge/freezer, along with a double glazed window and door to the side onto the driveway. Double glazed French doors with flank double glazed windows lead out to the rear into the adjoining pitched roof conservatory with tiled flooring which in turn provides access into the rear garden via a pair of double glazed French doors.





Bedroom 2 is a dual aspect (front and side) double room measuring 12' x 12' with fitted wardrobes, while bedroom 3 measures 10' 1 x 10' and has a double glazed window to the rear enjoying a pleasant outlook into the rear garden along with a useful built-in recessed double wardrobe/storage cupboard.

Adjacent to Bedroom 3 there is a fully tiled ground floor shower room measuring 9' x 5' 10" with a double glazed window to the rear, walk-in shower enclosure with fitted shower, wash basin with storage cupboard under and close coupled w.c.

The first floor landing has doors to Bedroom 1, the first floor bathroom and a door into a large attic space, which lends itself for conversion (subject to the necessary consents).

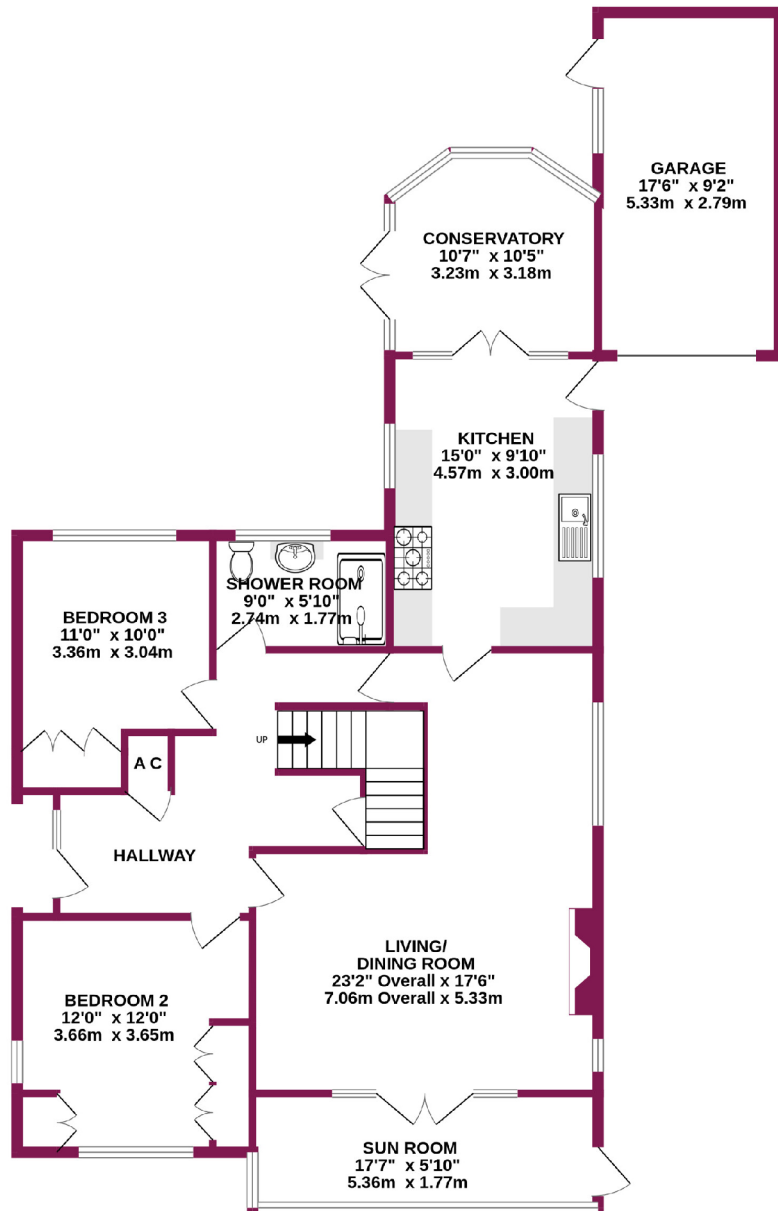
Bedroom 1 is a front aspect good size double room with a range of fitted bedroom furniture incorporating wardrobes, drawers, dressing table, bedside cabinets with shelved units over and wall mounted over bed storage cupboards.

The first floor bathroom boasts a suite of shaped panel corner bath with shower over, close coupled w.c, wash basin with storage under and double glazed skylight window to the rear.

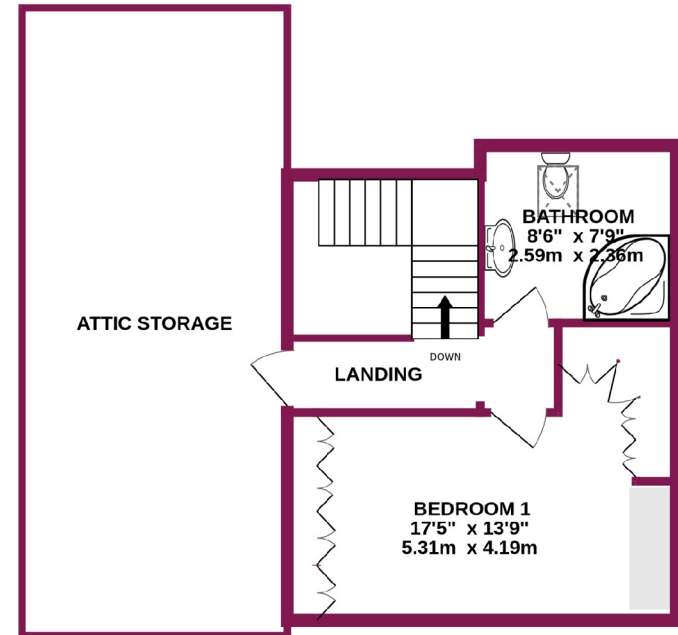


To arrange a viewing contact 01243 267026

GROUND FLOOR
1333 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.7 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 the property enjoys a well tended pretty front garden with lawn and established well stocked borders. A pathway leads to the side to the front door where there is a gate providing access into the rear garden, while the long driveway provides on-site parking for 2-3 cars and leads to the garage measuring 17' 6" x 9' 2" with an electrically operated sectional door, power, light, a double glazed window to the side and door into the rear garden.

The rear garden boasts a patio sitting area, well tended shaped lawn, two storage sheds, established borders and beds containing an array of mature plants and shrubs which provide screening from neighbouring properties.

N.B An internal inspection is essential to fully appreciate this delightful home.

Current EPC Rating: D (59) **Annual Estate Fee:** £260 p.a (2024 - 2025)

Council Tax: Band F (£3,174.55) Arun District Council/Aldwick (2024 - 2025)

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.



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