



FOXAL, 51 West Drive

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

GUIDE PRICE £900,000

FREEHOLD

Features

- **Four Bedroom Detached House**
- **Corner Plot Position**
- **Enormous Scope & Potential To Improve**
- **NO ONWARD CHAIN**
- **2,554 Sq Ft / 237.2 Sq M**

Occupying a large corner plot position within the highly sought after Aldwick Bay private estate which provides residents access to the private beach, this unique, detached residence can only be described as an incredibly rare find, boasting enormous scope and potential to improve.

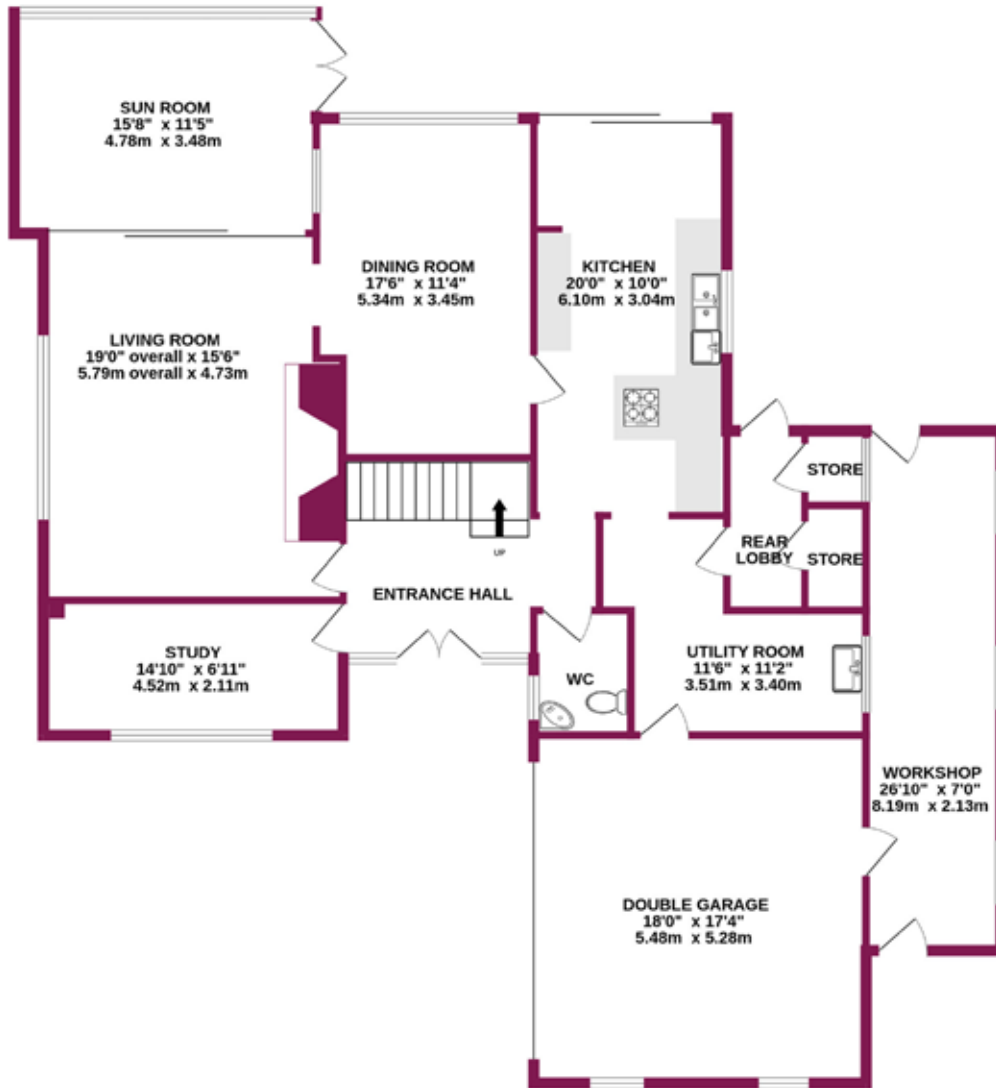
Although requiring a certain degree of updating, the property offers a spacious feel with light, airy and well proportioned accommodation comprising four good size bedrooms, three reception rooms, two bathrooms, study/hobbies room, welcoming entrance hall, large kitchen and separate utility room.

Externally the plot extends in excess of a third of an acre, being well screened from neighbouring properties by mature trees and foliage. To the front there is a driveway providing on-site parking, an attached double garage with electrically operated door, an adjoining work shop and rear lobby with two purpose built stores.

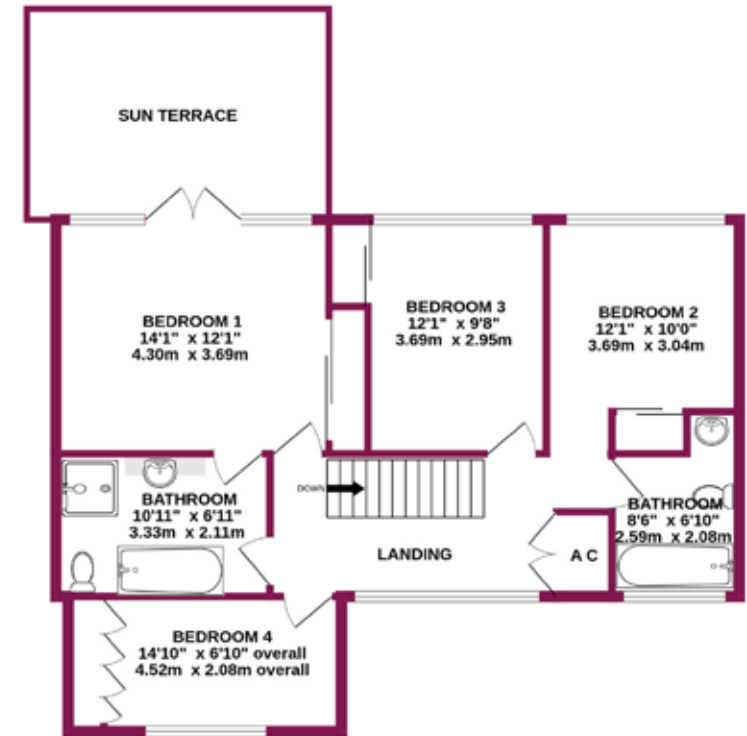
Previously planning consent had been granted for a first floor extension over the garage (now lapsed) and the plot provides potential to extend to the side (subject to the necessary consents).



GROUND FLOOR
1766 sq.ft. (164.1 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 2554 sq.ft. (237.2 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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6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026
E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

REF: GI1000-05/23

Accommodation:

Entrance Hall

Cloakroom/W.C. - 6' x 4' 8" (1.83m x 1.22m)

Study/Hobbies Room - 14' 10" x 6' 11" (4.52m x 2.11m)

Living Room - 19' x 15' 6" (5.79m x 4.73m)

Sun Room - 15' 8" x 11' 5" (4.78m x 3.48m)

Dining Room - 17' 6" x 11' 4" (5.34m x 3.45m)

Kitchen - 20' x 10' (6.10m x 3.04m)

Separate Utility Room - 11' 6" x 11' 2" (3.51m x 3.40m)

Rear Lobby with Store 1 & Store 2

First Floor Landing

Bedroom 1 - 14' 1" x 12' 1" (4.30m x 3.69m)

Jack and Jill Bathroom - 10' 11" x 6' 11" (3.33m x 2.11m)

Bedroom 2 - 12' 1" x 10' (3.69m x 3.04m)

Bedroom 3 - 12' 1" x 9' 8" (3.69m x 2.95m)

Bedroom 4 - 14' 10" x 6' 10" (4.52m x 2.08m)

Bathroom 2 - 8' 6" x 6' 10" (2.59m x 2.08m)

Double Garage - 18' x 17' 4" (5.48m x 5. 28m)

Workshop - 26' 10" x 7' (8.19m x 2.13m)

Current EPC Rating: D (57)

Council Tax: Band F
(£3,023.80 Arun District Council/Aldwick 2023 - 2024)

Private Estate Charge: £250.00 p.a. (2023 - 2024)



Please Note: The seller has advised us that a 50% uplift covenant has been added to the title, in the event a new separate dwelling is ever erected within the plot. This does not apply to any future extensions or improvements to the existing property.



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.