



10 Aldwick Place

Aldwick | West Sussex | PO21 4AD

**Offers In Excess Of
£750,000 FREEHOLD**

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TI780-05/23



Features

- Contemporary Style Home
- Exclusive Private Estate Setting
- Close To Beach
- Planning for 4th Bedroom (AW/210/22 HH)
- 1,882 Sq Ft / 174.9 Sq M

Situated within an exclusive private estate, close to the beach, this delightful two storey, three bedroom contemporary style home offers incredibly light, bright and airy accommodation with entrance vestibule, hallway, living room, conservatory, kitchen with dining room, ground floor shower room, master bedroom with ensuite shower room, family bathroom along with a Southerly garden with studio/hobbies room.

The Aldwick Place private estate is believed to have originally been constructed in the 1960's and provides a mixture of contemporary styled homes in a peaceful and tranquil setting with areas of greensward and a private resident's gated access to the beach at the bottom of Dark Lane. There is a resident's association who employ Hobdens Management to oversee the running of the estate.

Bognor Regis town centre lies one and a half miles to the east which provides the railway station (London-Victoria approx 1hr 45mins), shopping facilities, pier and promenade while the historic city of Chichester and A27 coastal link is found within a short drive. Closer shops and amenities can be found in nearby Aldwick and Rose Green along with doctor's surgery, library and regular routed bus services.



A double glazed front door with natural light flank double glazed panel opens into a welcoming entrance vestibule with large ceramic tiled floor. A door to the side leads into the adjoining garage with utility area while a further inner double glazed door opens into the bright and airy entrance hall with large natural light double glazed panel to the front behind the feature open tread staircase with glazed balustrade to the first floor, along with a useful built-in cloaks storage cupboard.

From the hallway, open plan walkways lead to the rear aspect sitting room and the front aspect dining room, while a door from the hallway leads into the ground floor shower room which has been tastefully updated with an oversize shower tray with glazed shower screen and fitted shower, close coupled w.c, wash basin and high level double glazed window to the rear.

The dining room is a bright and airy room with large deep double glazed window to the front and leads through to the open plan kitchen at the rear which boasts a comprehensive range of matching units with fitted work surfaces, an integrated electric hob, integrated oven with microwave over, full depth concealed integrated fridge and freezer, along with a concealed dishwasher, double glazed door to the side and double glazed window to the rear enjoying the pleasant outlook into the Southerly rear garden.

The sitting room measures 20' x 13' 5" overall and boasts a feature fireplace, natural light high level window to the front into the entrance vestibule, along with sliding double glazed doors to the rear, which provide access into the adjoining conservatory/sun room measuring 13' 2" x 8' 2" which in-turn provides access into the rear garden via sliding double glazed doors at the rear and the side.



The first floor landing has a natural light double glazed picture window to the side, hatch to the loft space and built-in double airing cupboard. Doors lead to the three bedrooms and bathroom.

Bedroom 1 is a dual aspect room with double glazed French doors to the front and large double glazed window to the rear and provides a second loft hatch. A door leads into the adjoining re-fitted en suite shower room with over size shower enclosure, close coupled w.c, wash basin and obscure high level double glazed window to the rear.

Bedroom 2 is a front aspect double room with built-in double wardrobe, while bedroom 3 has a double glazed window to the rear and provides floor to ceiling fitted wardrobes. In addition, the first floor offers a modern bathroom with shaped bath with shower over and fitted shower screen, circular wash basin set on a modern storage unit, close couple w.c and high level double glazed window to the rear.

N.B The current planning consent is to create a 4th bedroom over the entrance vestibule which would be accessed from the natural light double glazed picture window from the landing.

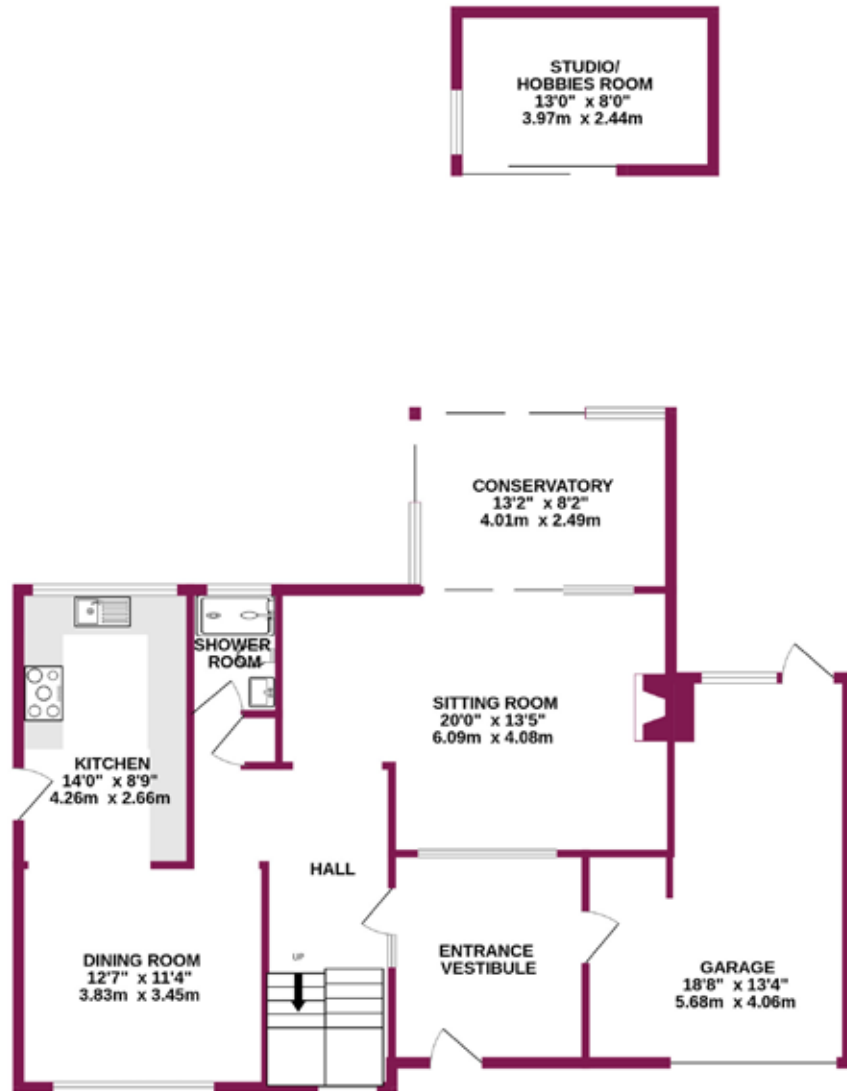
Externally the property boasts a block paved driveway providing on-site parking, an established well tended open plan front garden with lawn, an oversize garage with electrically operated sectional door which houses space and plumbing for a washing machine and dryer, along with an electric car charging point, double glazed window to the rear and door providing access into the delightful, fully enclosed, Southerly rear garden with lawn, paved terrace, decked entertaining area, raised beds, shed and feature studio/hobbies room with power and light. A pathway and gate at the side of the property lead round to the front.



To arrange a viewing contact 01243 267026

GROUND FLOOR
1207 sq.ft. (112.1 sq.m.) approx.

1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.9 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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Current EPC Rating: D (61)

Estate Management Company - Hobdens, Littlehampton 01903 724040

Estate Charge: £519.00 p.a (2023 - 2024)

Council Tax: Band F £3,023.80 (Arun District Council 2022 - 2023)

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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