

215 Manor Way

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

PRICE £800,000

FREEHOLD

Features

- Four Bedroom Detached House
- Two Separate Reception Rooms
- In Need Of Modernisation
- NO ONWARD CHAIN
- 1,848 Sq Ft / 171.6 Sq M

Situated within the highly sought after Aldwick Bay private estate which provides residents access to the nearby beach, this four bedroom detached house is offered for sale with No Onward Chain.

Although requiring a certain degree of updating, this attractive detached property offers well proportioned accommodation comprising a central entrance hall, ground floor cloakroom, kitchen/breakfast room, separate utility room, through dual aspect sitting room, dining room, landing, principal bedroom with en-suite shower room and three further bedrooms (all with wardrobes).

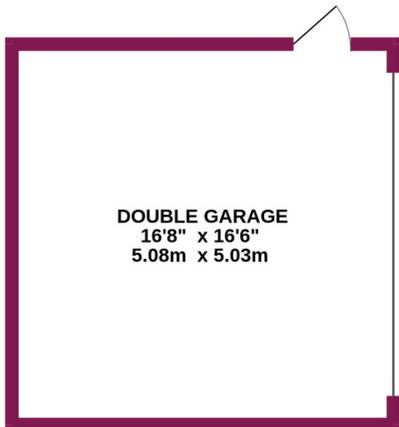
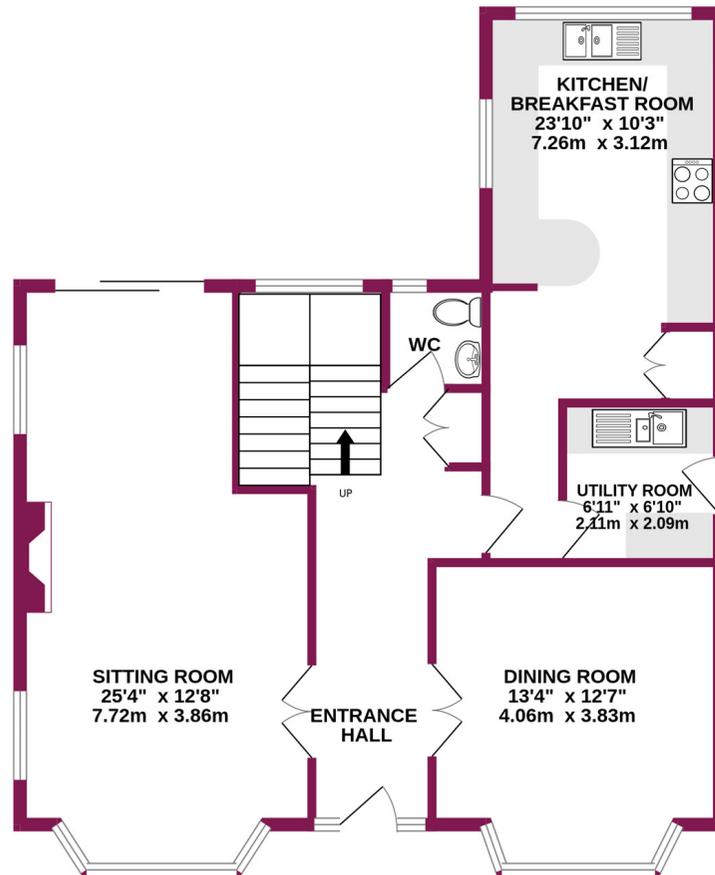
Externally there is an open plan frontage laid to lawn with established shrubs and bushes, a driveway providing on-site parking for several cars, along with a double garage with electrically operated up and over door, power and light, while to the rear there is a mature well stocked garden with paved terrace and an abundance of trees, plants and shrubs.

The property provides double glazing.

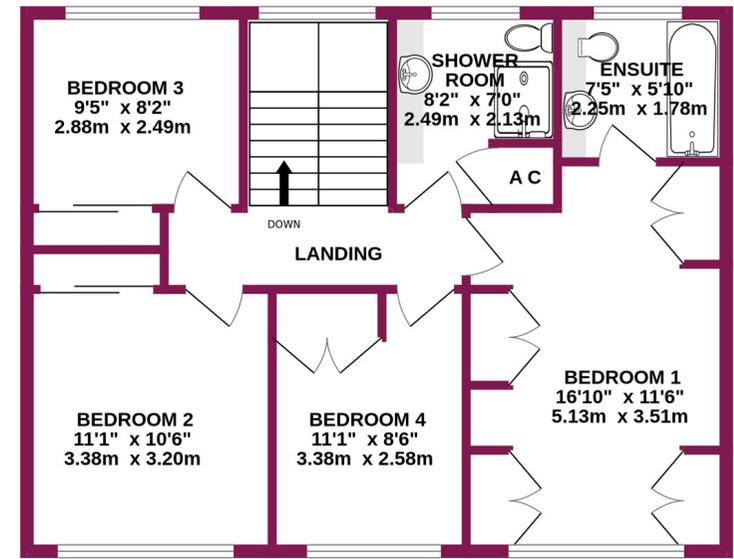
Note: The gas boiler has been decommissioned.



GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1848 sq.ft. (171.6 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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REF: HU895-05/23

Accommodation:

Entrance Hall

Cloakroom/W.C.

Kitchen/Breakfast Room - 23'10" x 10'3" (7.26m x 3.12m)

Separate Utility Room - 6'11" x 6'10" (2.11m x 2.09m)

Sitting Room - 25'4" x 12'8" (7.72m x 3.86m)

Dining Room - 13'4" x 12'7" (4.06m x 3.83m)

First Floor Landing

Bedroom 1 - 16'10" x 11'6" (5.13m x 3.51m)

En-suite Bathroom - 7'5" x 5'10" (2.25m x 1.78m)

Bedroom 2 - 11'1" x 10'6" (3.38m x 3.2m)

Bedroom 3 - 9'5" x 8'2" (2.88m x 2.49m)

Bedroom 4 - 11'1" x 8'6" (3.38m x 2.58m)

Shower Room - 8'2" x 7'0" (2.49m x 2.13m)

Double Garage - 16'8" x 16'6" (5.08m x 5.03m)



Current EPC Rating: E (51)

Council Tax: Band G
(£3,489.00 Arun District Council/Aldwick 2023 - 2024)

Private Estate Charge: £250.00 p.a. (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.