



10 Hunters Close

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HR

Guide Price £625,000

FREEHOLD

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HA625-10/24



Features

- Detached Single Storey Residence
- 3 - 4 Bedrooms
- Idyllic Private Estate
- NO ONWARD CHAIN
- 1,607 Sq Ft / 149.3 Sq M

An extended detached single storey residence occupying a tucked away position right in the heart of the Aldwick Bay private estate. The accommodation comprises hall, sitting room, galley style kitchen, study/4th bedroom, three further bedrooms, additional reception room, bathroom and separate shower room along with a wrap around garden to the rear and side, and a single garage with storage area.

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. The current annual estate charge is £250 p.a. (2023 - 2024).

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 3 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 front door opens into a welcoming entrance hall with a built-in double cloaks storage cupboard, additional cupboard housing the modern wall mounted gas boiler and a further built-in airing/linen cupboard. Doors lead from the hallway to the sitting room, kitchen, two of the three bedrooms, bathroom, shower room and large dining room/second reception room.

The main sitting room is positioned at the front of the property with a feature semi-circular bay window to the front and double glazed window to the side, along with a feature fireplace and air condition/air circulation ceiling vents.

The galley style kitchen provides a comprehensive range of units and work surfaces with an integrated hob, eye level double oven, fridge/freezer, space and plumbing for a dishwasher and washing machine.

An open plan walkway at the end of the kitchen leads through to the dual aspect breakfast room with a double glazed window to the side, double glazed French doors to the front, underfloor heating and inset ceiling spot lighting. A door in-turn leads from the breakfast room to the rear into the adjoining home office/study/potential bedroom 4, which is also a dual aspect room, with a double glazed window to the side, double glazed door and window to the rear providing access into the rear garden and under floor heating.

Bedroom 1 is a rear aspect room and boasts a range of fitted wardrobes. Adjacent to bedroom 1 there is a bathroom with a white suite of panelled bath with mixer tap/shower attachment, close coupled w.c, wash basin with storage unit under and an obscure double glazed window to the rear.



Located next to the bathroom there is a separate shower room with recessed corner shower cubicle with fitted shower, second close coupled w.c, shaped wash basin with storage under and an obscure double glazed window to the rear.

Accessed from the hallway there is a large second reception room, which has been utilised as a formal dining room, but could lend itself to an additional lounge/sitting room which provides access into the rear garden via double glazed French doors. A door to the rear of this room leads through to an adjoining guest bedroom (Bedroom 2), with a double glazed window to the side enjoying the pleasant outlook into the rear garden. In addition, there is a third bedroom accessed from the hallway adjacent to the front door with a double glazed window to the front.

Externally the property has an open plan lawned frontage with pathway leading to the front door. A gate at the side leads into a courtyard style front garden with pathway to the side/rear leading into the secluded rear garden, which is predominantly laid to lawn with an array of established plants and shrubs, along with a timber summer house.

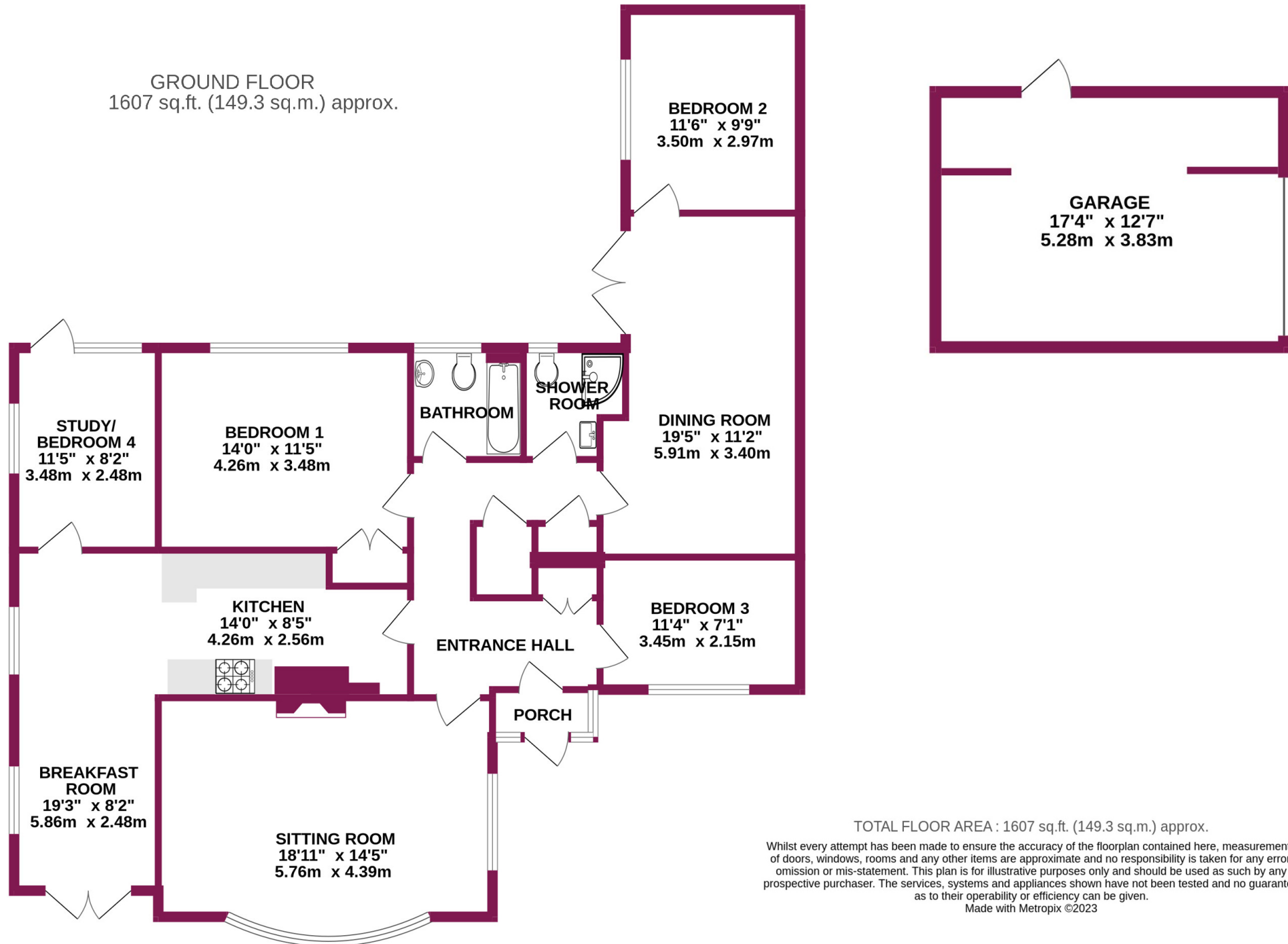
Positioned at the front of the property there is a single garage with side store/workshop with personal door into the front courtyard and gravel driveway/forecourt in front of the garage.

N.B - This property is offered for sale with No Onward Chain.



To arrange a viewing contact 01243 267026

GROUND FLOOR
1607 sq.ft. (149.3 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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Current EPC Rating: D (56)

Annual Estate Fee: £250 p.a. (2023 - 2024)

Council Tax: Band E (£2,558.59 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.



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