



Adam House, 12 Colts Bay
Aldwick | Bognor Regis | West Sussex | PO21 4EH

Offers Over £1,000,000
FREEHOLD

Adam House, 12 Colts Bay

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OY1000 - 06/23



Features

- Superbly Appointed Detached Residence
- 4 Bedrooms
- Private Estate Setting
- Close To Beach & Amenities
- 2334 Sq Ft / 216.8 Sq M

Situated within an exclusive private estate setting, this superbly appointed detached house is offered for sale in exceptional condition boasting incredibly light, airy and well proportioned accommodation comprising hallway, cloak-room, living room, dining room, kitchen, utility room, 4 bedrooms (master with en suite facility) and shower room along with a double garage and delightful garden.

Colts Bay was originally created in the 1970's in the grounds of Colts Bay House with a second phase being constructed in the early to mid 1990s. The estate predominantly comprises a mix of individual houses and bungalows. Local amenities are within a few metres and the beach is within a level walk. A wider selection of amenities can be found locally in the village of Rose Green.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, Cathedral, the famous Festival Theatre, Goodwood Racecourse & Motor Circuit.



A feature pitched roof storm porch with attractive pillars protects the refitted dead lock front door with natural light flank double glazed panelling which opens into a welcoming central entrance hall with wood effect flooring, easy rise carpeted staircase rises to the first floor with natural light high level double glazed window to the rear over the half landing, along with a useful built-in under stair cloaks cupboard. Glazed door leads into the main living room, while further doors lead to the dining room and ground floor cloakroom with a close coupled w.c, modern wash basin and double glazed window to the rear.

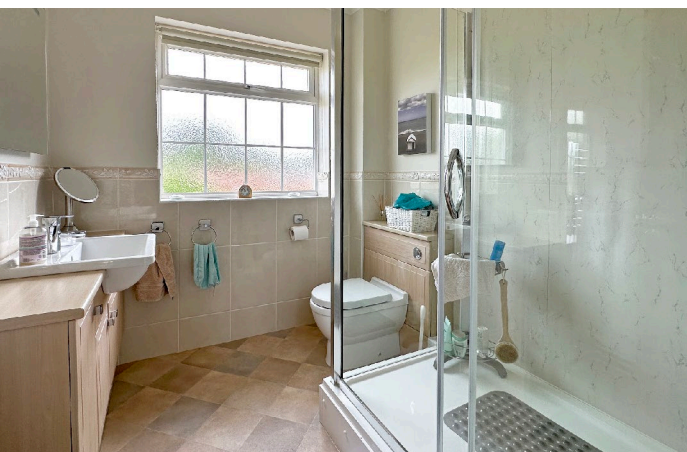
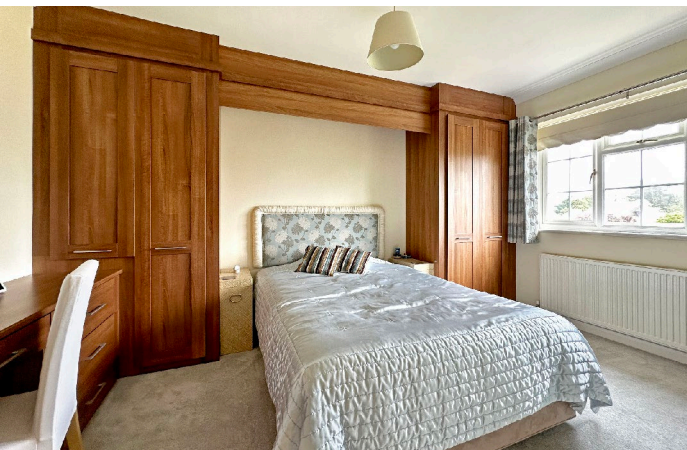
The main living room is a bright and airy triple aspect room with a double glazed bow window to the front, two double glazed windows to the side either side of the feature stone fireplace with modern recessed coal effect gas fire and a pair of double glazed French doors to the rear providing access into the garden.

The dining room widens at the rear into a useful space which is currently utilised as a home office and boasts double glazed windows to the side and rear along with double glazed French doors providing access into the garden and wood effect flooring. An open plan walkway leads into the front aspect kitchen/breakfast room which offers a comprehensive range of units complemented with polished granite work surfaces, matching central island/breakfast bar, fitted Stoves Range cooker with induction hob and hood over, integrated dishwasher, fridge/freezer, water softener and cupboard housing the recently updated Vaillant gas boiler.



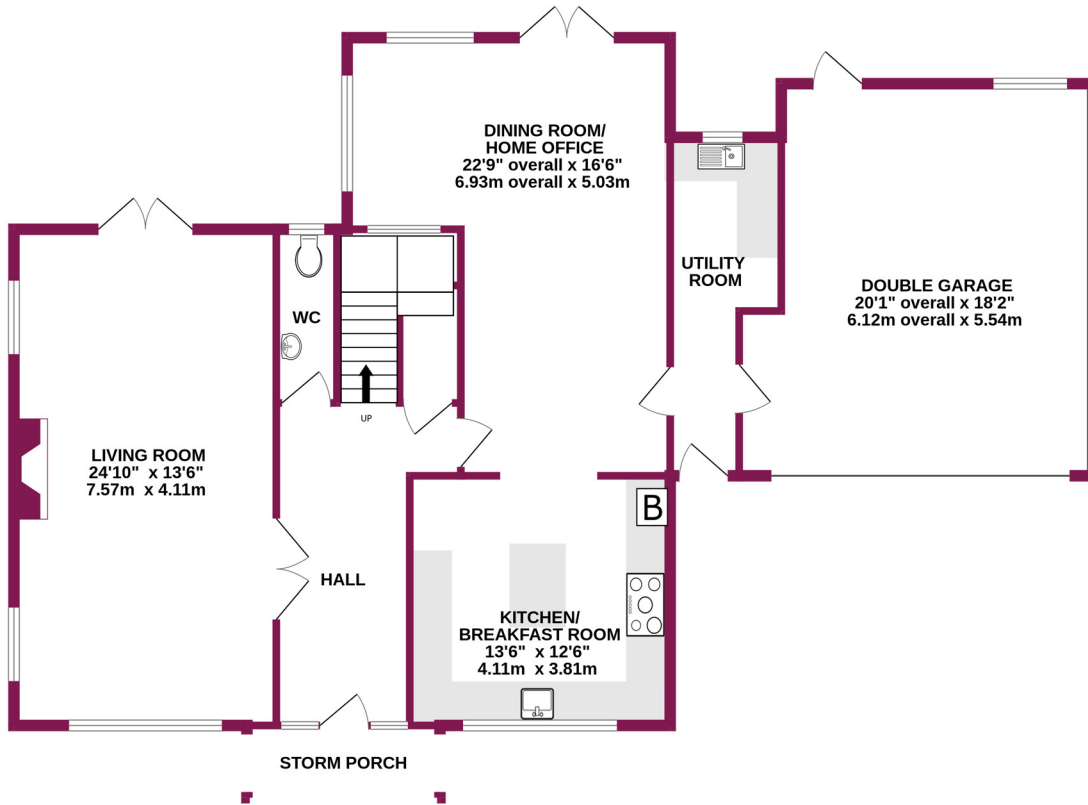
The first floor landing has a high level double glazed window to the rear, an oversize walk-in double airing cupboard housing the lagged hot water cylinder and a hatch to the loft space with fitted ladder. Doors from the landing lead to the four bedrooms and main shower room.

Bedroom 1 is a delightful dual aspect room (front & side) and boasts a comprehensive range of fitted bedroom furniture incorporating wardrobes and drawer units. A door leads to the impressive adjoining en suite bath/shower room with a modern white suite of corner bath with central mixer tap, close coupled w.c and shaped wash basin with storage under along with a large obscure double glazed window to the front. Bedroom 2 is a rear aspect double room with fitted bedroom furniture while Bedroom 3 is front aspect with fitted wardrobes. Bedroom 4 is currently utilised as a dressing room with floor to ceiling bespoke fitted wardrobes and a double glazed window to the rear. In addition the first floor boasts a refurbished main shower room with over size shower enclosure with feature jet dual shower, an enclosed cistern w.c and large wash basin inset into surround with storage under.

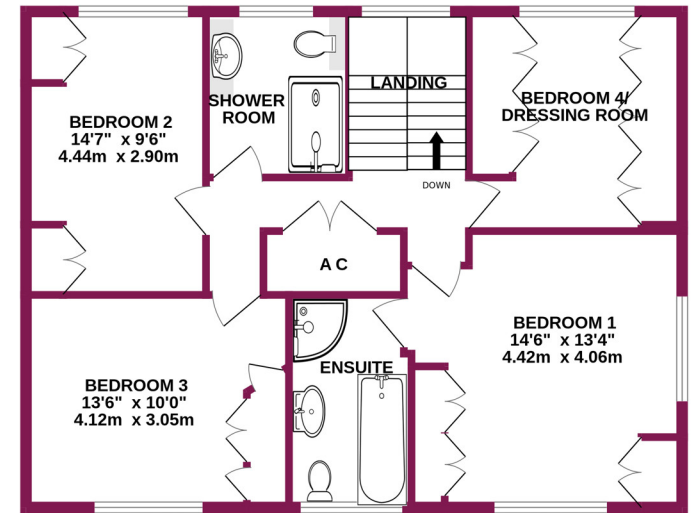


To arrange a viewing contact 01243 267026

GROUND FLOOR
1474 sq.ft. (137.0 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2334 sq.ft. (216.8 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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Private Estate Charge: £270.00 paid half yearly Council Tax: Band G - £3,489 (2023 - 2024) Current EPC Rating: C (70)



Externally the property occupies a corner plot position with the wide frontage providing on-site parking for several cars with attractive brick wall with iron balustrades bordered by established well stocked beds. The double garage with electrically operated door has power, light, hatch to additional loft space and a personal door and window to the rear. Adjacent to the garage at the front of the property is an electric car charging point.

A gate to the side leads into the main side garden which is enclosed by wall and fencing and boasts a shaped lawn with established borders and beds, paved terraces, pergola and useful store. Paving with raised established borders leads around to the rear where there is a circular raised planter and gravel area housing a large timber shed with a further gate and pathway to the front.

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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