



2 Apple Grove

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

Offers in excess of £750,000

FREEHOLD

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MA795-07/23



Features

- Detached Chalet Style Home
- Highly Versatile Accommodation
- 120 ft Rear Garden
- Double Garage
- 2146 sqft / 199.4 sqm

A delightful detached chalet style home offering highly versatile accommodation, situated in the much sought after, Aldwick Bay private estate, which provides access to the nearby private beach. The property sits on a generous plot with a mature frontage, driveway providing on-site parking, attached double garage and a fully enclosed established rear garden which measures in excess of 120ft.

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 Aldwick Bay Company manage the estate with a fee payable of £250.00 p.a. (2023 - 2024).

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 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 positioned at the side of the property with matching flank natural light panelling opens into a welcoming entrance hall with two good size built-in storage cupboards and an easy rise staircase to the first floor with additional under stair storage cupboard.

From the hallway a door leads into the generous L-shaped Living Room with overall measurements 21' 11 x 17' 5 which is open plan to a feature snug style sitting area at the front measuring 17' 6 x 8' 10 with feature semi-circular double glazed bay window. The main living room boasts a stone fireplace with adjacent TV plinth and dining area with a natural light window to the side and built-in shelved display cupboard. A door leads from the dining area into the kitchen.

The kitchen/breakfast room is a dual aspect room enjoying a pleasant outlook into the rear garden and side terrace along with a double glazed door to the side and is fitted with a comprehensive range of units and work surfaces along with a Range style cooker with hood over, integrated dishwasher and integrated fridge/freezer. A walkway with built-in storage cupboards providing space and plumbing for a washing machine and dryer leads through into the bright and airy pitched roof double glazed conservatory which also provides access into the rear garden via French doors. A further walkway leads back to the hall where there are doors to the ground floor bedroom and recently refurbished shower room.





In addition the ground floor boasts an additional versatile reception/bedroom at the front measuring 12' x 11'11 which is currently utilised as a home office/study.

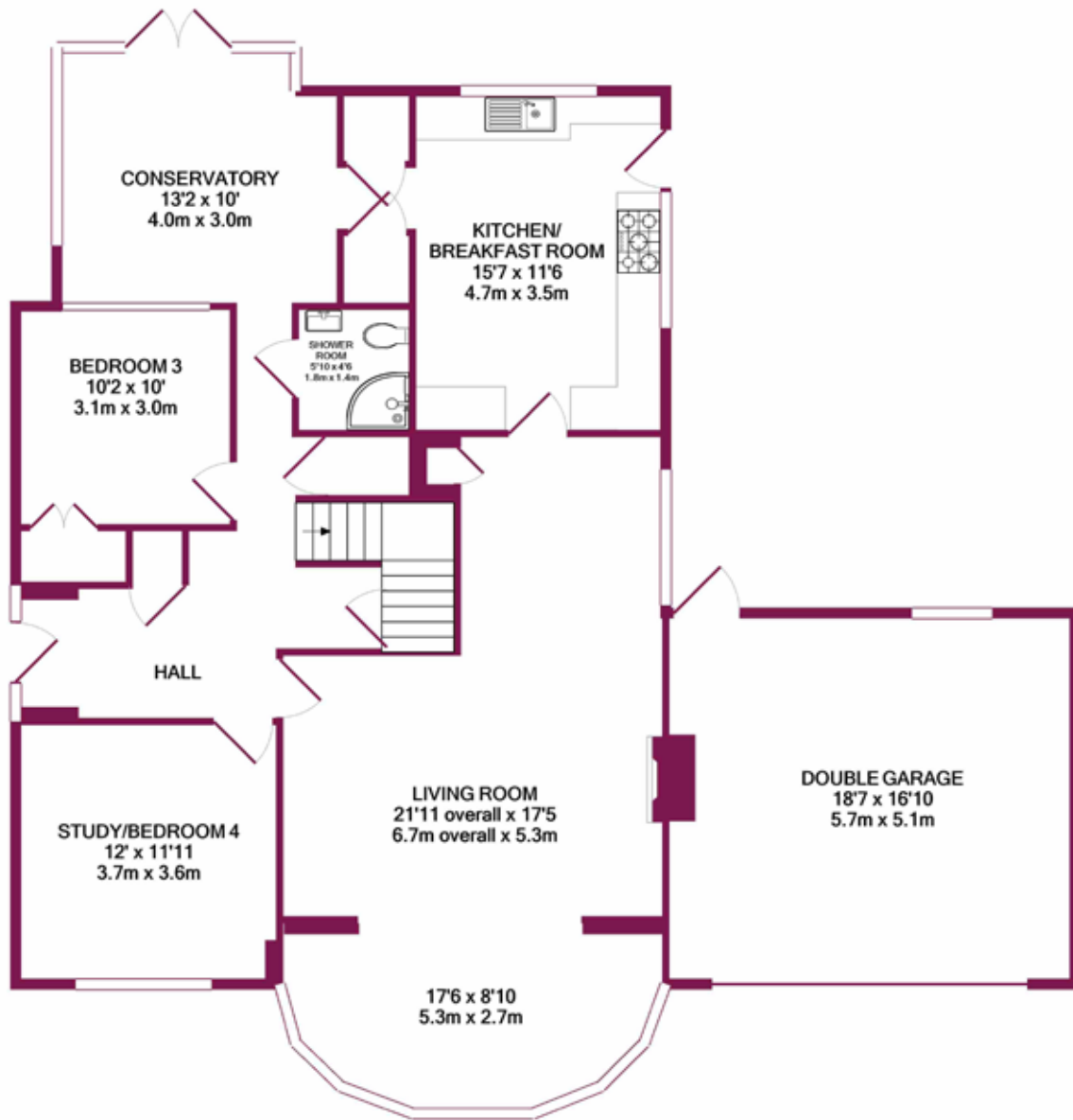
The first floor landing leads to the two good size first floor double bedrooms (both with fitted/built-in wardrobes) and the recently refitted main shower room which provides an over size shower cubicle with dual shower, his and hers double wash basins with illuminated vanity mirror over, double storage cupboards under, an enclosed cistern w.c., heated towel rail and hatch to the loft space. A door leads into a generous walk-in storage cupboard measuring 9' 2 x 5' 2 housing the modern wall mounted Vaillant gas boiler.

Externally the property is set behind a mature frontage with an array of shrubs, trees and lawn. A pathway leads to the front door to one side while the driveway provides on-site parking in front of the attached double garage with electrically operated sectional door at the front, power and light and door and window to the rear. A gate at the side of the garage provides access to the rear.

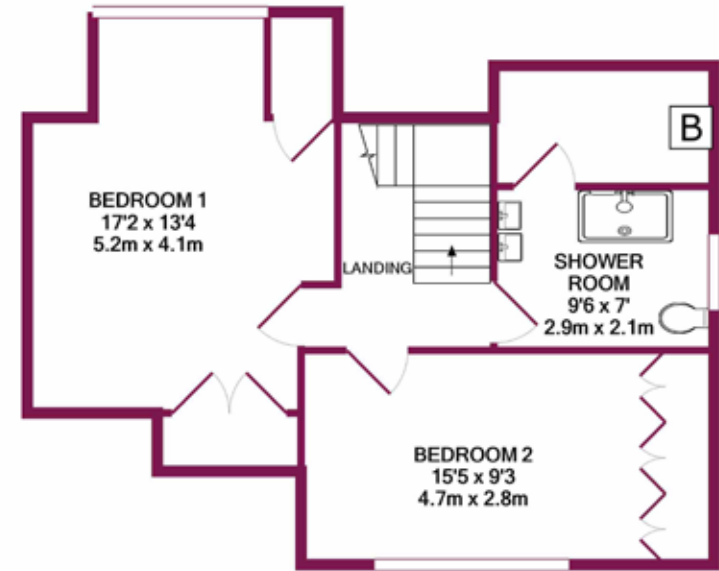
The rear garden measures in excess of 120' and boasts generous patios creating entertaining areas, feature sunken pond with rockery surround, extensive lawn, established beds, timber storage sheds and greenhouse.



To arrange a viewing contact 01243 267026



GROUND FLOOR
APPROX. FLOOR
AREA 1574 SQ.FT.
(146.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2146 SQ.FT. (199.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC Rating - D (64)

Council Tax Rating - F (£2,794.73)

Estate Charge £250 p.a (2023 - 2024)

Coastguards 

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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.