



180 Aldwick Road

Bognor Regis | West Sussex | PO21 2YQ

Guide Price £730,000

FREEHOLD

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HA730-07/23



Features

- Four Bedroom Detached House
- Wealth of Characteristic Features
- Gated Driveway, Carport & Garage
- Generous Plot
- 2,118 Sq Ft / 196.8 Sq M

Situated in a popular residential location to the West of Bognor Regis, this charming detached residence is reputed to have been constructed in the late 1920's and boasts an array of original features including wood panelling, exposed beams, herringbone parquet flooring and fabulous original fireplaces, along with four bedrooms, two reception rooms, conservatory, bathroom and shower room.

Local amenities can be found close by in the Aldwick Road shopping parade including a convenience store and food outlets. The popular West Park and seafront are located within a level walk of just over a quarter of a mile as is the promenade and Marine Park Gardens. Regularly routed bus services in Aldwick Road provide an ease of access to Bognor Regis town centre.

The town centre itself, with its mainline railway station (London - Victoria 1hr 45mins approx.) is located within approximately one mile to the East of the property, while the nearby city of Chichester is found approximately seven miles to the North West offering a wider selection of shops, historic cathedral and famous Festival Theatre. On the outskirts of Bognor Regis there is a retail park with larger stores.



The property is approached via double gates at the front which lead to a long driveway providing secure on-site parking for several vehicles, along with a large modern carport and detached garage.

A generous covered storm porch protects the recessed original hardwood, oversize, front door which leads into a delightful reception hall with exposed herringbone parquet flooring and exposed feature decorative fireplace with oak panelled surround, along with natural light double glazed windows to the front and a feature easy-rise carpeted staircase with strip-wood balustrade/handrail to first floor landing. Feature strip-wood doors lead to the ground floor shower room, a useful walk-in cloaks storage cupboard with natural light window, the main sitting room, kitchen/breakfast room and separate dining room.

The main sitting room is a fabulous light and airy dual aspect room full of character with oak panelling, exposed beams, parquet flooring, feature large exposed brick fireplace with recessed log burner stove on a brick hearth and bay window to the front.

The separate dining room, positioned at the rear, boasts parquet flooring, a decorative exposed brick fireplace, beamed ceiling and provides access to the rear via a feature bay with double glazed French doors. From the dining room a door to the side leads through to the adjoining kitchen/breakfast room.





The generous kitchen/breakfast room is a dual aspect room providing a comprehensive range of fitted units with roll edge work surfaces, inset 1 1/2 bowl sink unit, integrated 4 burner gas hob with concealed hood over, eye level double oven, along with space and plumbing for a dishwasher and washing machine, wall mounted gas boiler and tiled flooring. Double glazed French doors lead to the rear into the double glazed pitched roof conservatory, with under floor heating, which in-turn provides access into the rear garden via double glazed French doors at the rear and a double glazed door to the side.

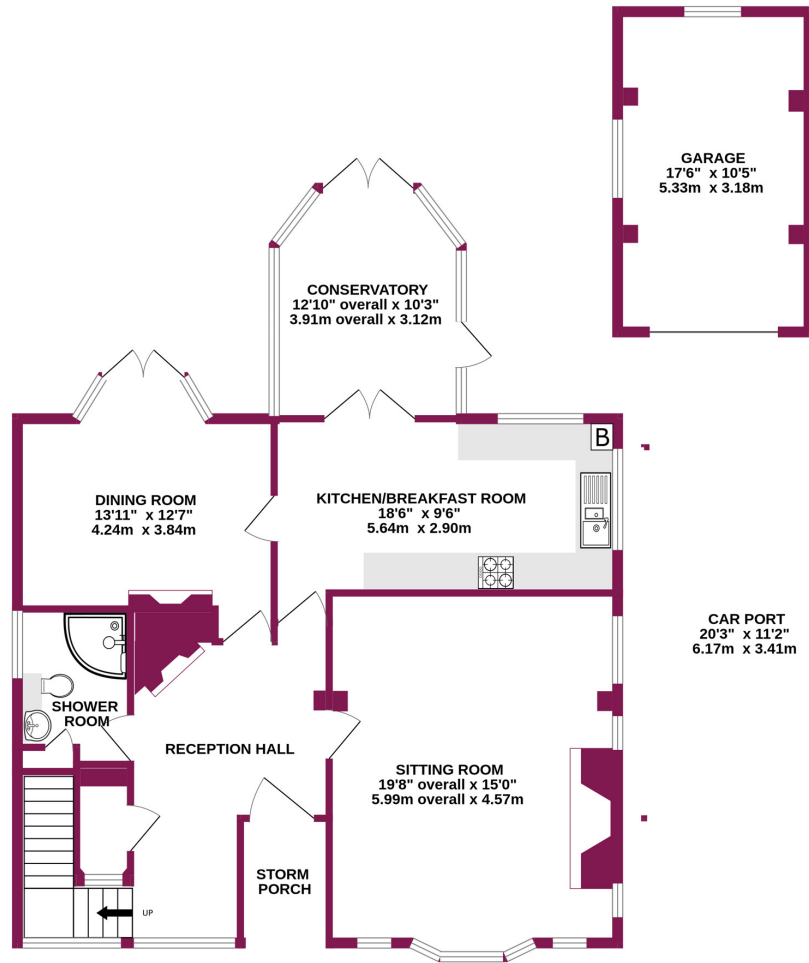
In addition, the ground floor offers a shower room with double glazed window to the side, corner shower cubicle with fitted shower, wash basin inset into surround with storage cupboards under and adjacent enclosed cistern w.c, tiled flooring and useful under stair storage cupboard.

The first floor offers a delightful central landing with side aspect double glazed window, a built-in airing cupboard and oversize access hatch to the loft space with fold down ladder. Strip wood feature doors lead to the four good size bedrooms and the generous family bath/shower room which boasts a feature free standing roll top bath, circular wash basin set on a table top surround, close coupled w.c & walk-in shower enclosure, along with two double glazed windows to the side.

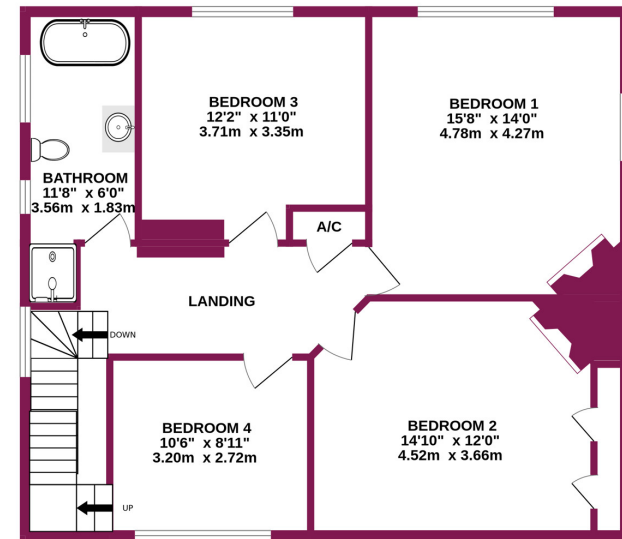
Externally the property sits centrally in a generous plot with a mature established frontage with a variety of trees and shrubs, while to the rear there is a good size fully enclosed rear garden with Summer House, timber storage sheds, wood store and swimming pool (swimming pool can remain in situ or be removed if required).



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



Current EPC Rating: D (63)

Council Tax: Band: F (£3023.80)
Arun District Council 2023 - 2024

TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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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