



**35 Colts Bay**

Aldwick | Bognor Regis | West Sussex | PO21 4EH

**Guide Price £835,000**

**FREEHOLD**

# 35 Colts Bay

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FR835 - 08/23



## Features

- Detached Three Bedroom Bungalow
- 2 En-suite Facilities & Utility Room
- Gated Driveway & Double Garage
- NO ONWARD CHAIN
- 1,942 Sq Ft / 180.4 Sq M

Situated within a sought after private estate setting close to amenities, a detached single storey residence providing well proportioned and highly versatile accommodation with three bedrooms (two with en-suite facilities), kitchen/breakfast room, utility room, sitting room, dining room, conservatory and additional bathroom (3 w.c.s in total), along with a double garage and landscaped gardens.

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. This particular property is understood to have been constructed circa 1993 and enjoys a good size, private walled corner plot position, behind double gates, within a level walk to the beach.

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 and the famous Festival Theatre.



The property is approached via double gates which lead into a generous block paved forecourt creating secure on-site parking for 3 - 4 cars in front of the generous attached double garage with electrically operated vertical roller door at the front. A gate leads to the side into a delightful paved entertaining area with door into the kitchen, while a double glazed front door leads into a useful entrance porch, where an inner front door with natural light obscure double glazed flank panels opens into the welcoming entrance hall.

Doors from the hallway lead into the kitchen/breakfast room, sitting room, utility room, three bedrooms and main bathroom.

The kitchen/breakfast room offers a comprehensive range of fitted cupboards with granite work surfaces, integrated double oven, hob, hood, a feature central island and leads through to the separate dual aspect dining room.

From the dining room an open plan walkway leads through to the sitting room and double glazed French doors from the dining room lead into a stylish double glazed conservatory with pitched roof double glazed lantern, feature inset ceiling down lights and French doors into the garden.

The sitting room, with feature fireplace, provides further access to the garden by way of a double glazed sliding door with adjacent matching double glazed full depth natural light panels and a pair of glazed casement doors lead from the sitting room back into the entrance hall.





The utility room boasts a double glazed window to the rear, wall mounted gas boiler, fitted work surface with single drainer sink unit, fitted storage cupboards and space and plumbing for a washing machine and dryer.

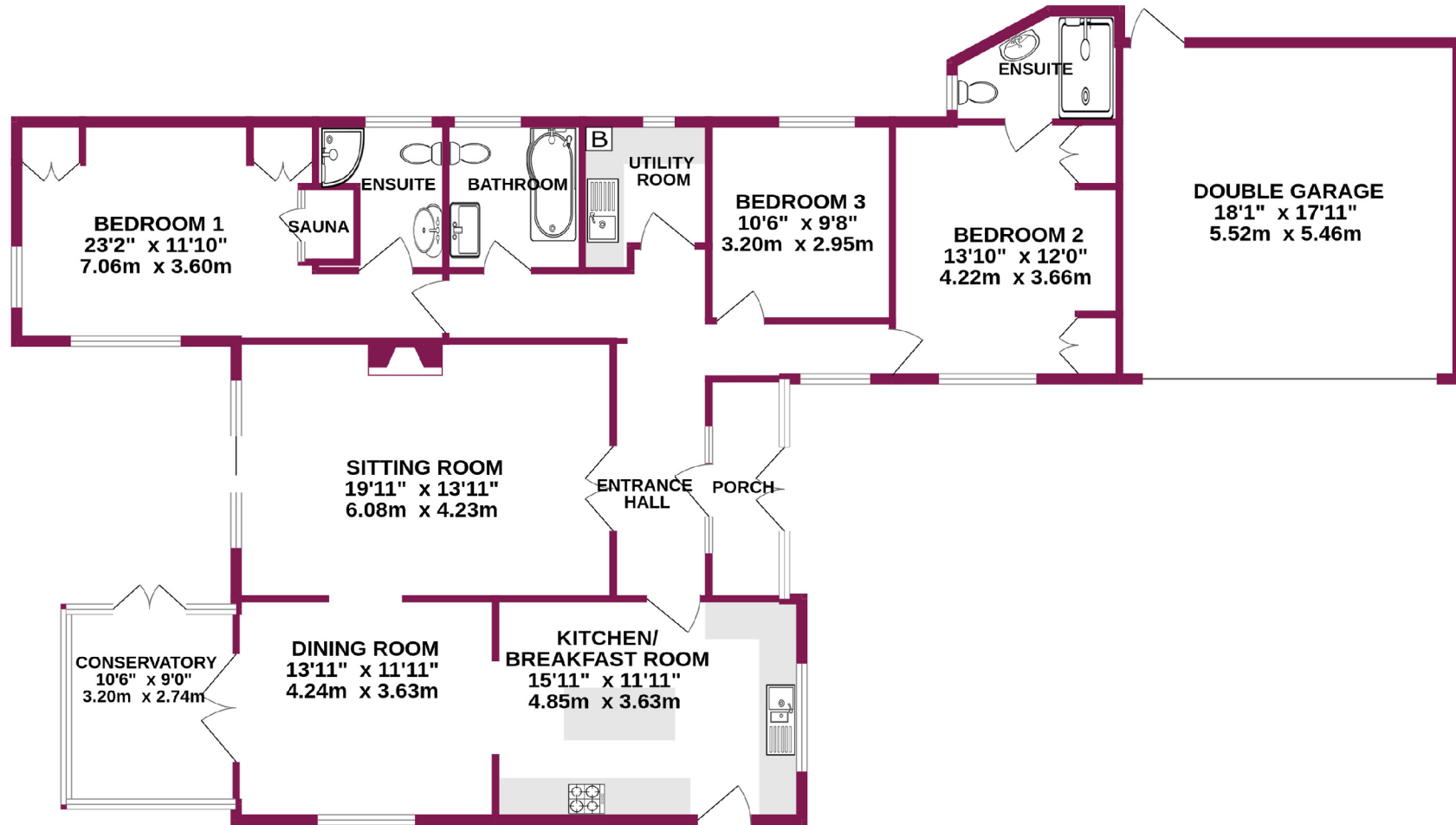
The dual aspect master bedroom suite provides a spacious double bedroom with built-in wardrobes, two double glazed windows with views into the garden, a fitted sauna, while the good size en suite shower room has boasts a generous corner shower cubicle with fitted shower, shaped wash basin with storage under and close coupled w.c. The guest bedroom 2 also boasts built-in wardrobes and a further en-suite shower room with over size shower enclosure with dual shower, wash basin with storage under and close coupled w.c. Bedroom 3 has a double glazed window to the rear. The family bathroom provides a P-shaped bath with dual shower over, wash basin with storage under and close coupled w.c.

Externally, the gardens are enclosed by walling and fencing with established shrubs and trees providing screening from neighbouring properties. To the side of the kitchen there is a paved patio suitable for alfresco dining with electrically operated awning/sun canopy over. A gravel pathway leads round to a further patio area accessed from the sitting room and conservatory bordered by a feature raised bed. The garden is predominantly laid to lawn with an array of established, well stocked borders and a good size timber storage shed.



To arrange a viewing contact 01243 267026

GROUND FLOOR  
1942 sq.ft. (180.4 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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:**  
£135.00 Half Yearly

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

**Current EPC Rating:** D (68)

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.

**N.B. Under the Estate Agents Act 1979 we are by law requested to inform you that the person/s selling this property are 'connected person/s' as defined by the Act.**

**Coastguards** 

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