



West Winds

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

Guide Price £800,000

FREEHOLD

West Winds, West Drive

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TO800- 04/23



Features

- Three Bedroom Detached Residence
- Highly Sought After Private Estate
- Many Characteristic Features
- No Onward Chain
- 1,938 Sq Ft / 180.1 Sq M

Situated within the highly sought after Aldwick Bay private estate, this deceptive detached residence boasts a wealth of characteristics features and has been incredibly well cared for throughout the years to create highly versatile accommodation with the addition of a ground floor double bedroom with en suite shower room, separate utility room and feature dining room with double glazed skylight lantern.

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 annual estate charge is £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.

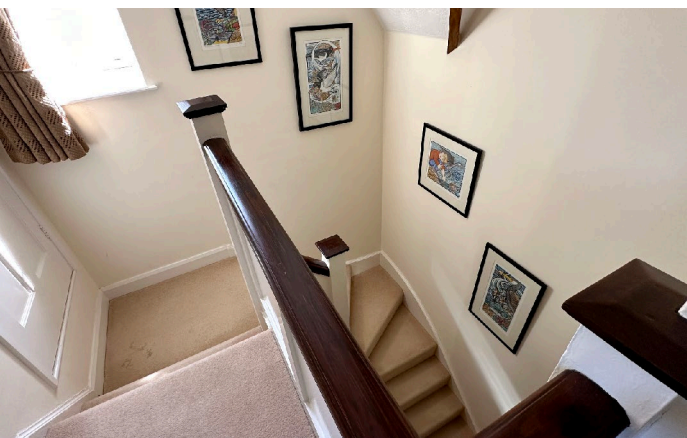


The front door positioned at the side of the property, with storm porch over, opens into a welcoming entrance hall with exposed wood flooring and carpeted easy rise staircase to the first floor with natural light double glazed window to the side on the half landing and useful under stair storage cupboard. From the hallway there is a natural light window and glazed door into the main living room, a glazed door into the study, glazed door to the kitchen and door into a ground floor cloak room with w.c. and wash basin.

The main living room measures 25' 5" overall and boasts an original feature exposed brick open fireplace and exposed floor boards. A pair of French doors lead to the rear into the dining room and a door to the side leads into the utility room. To the front, French doors with matching flank glazed panelling lead into the sun lounge with feature quarry tiled flooring, which provides access into the front garden. Adjacent to the living room there is a dual aspect (front and side) study with exposed floor boards and decorative plate rack surround.

The kitchen has been tastefully refitted and provides a range of matching base, drawer and wall mounted units complemented with light grain work surfaces, an inset circular sink unit, integrated electric hob into chimney breast recess with hood over, eye level oven with micro/combi over, integrated dishwasher and integrated concealed under counter fridge. The kitchen is open plan to the breakfast room with feature double glazed bay window providing a pleasant outlook to the rear into the delightful garden along with a natural light double glazed window and double glazed door to the side providing access into the dining room.

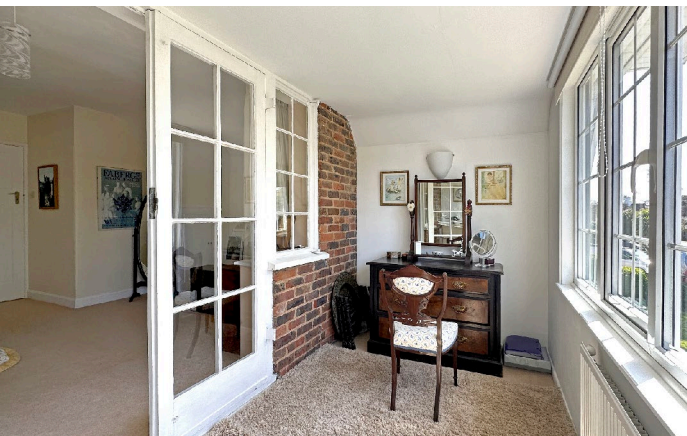
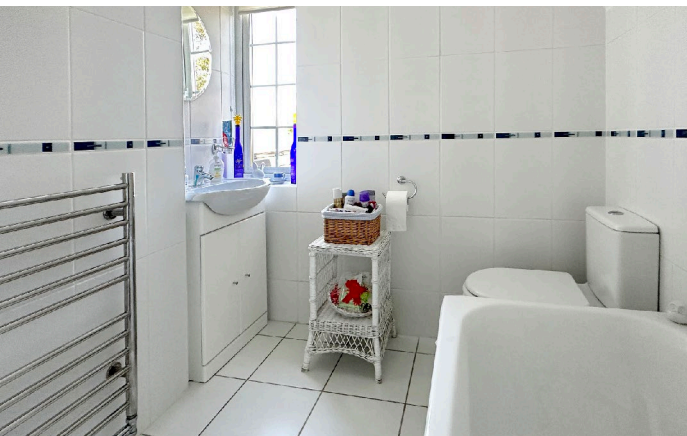




The dining room is a real feature of this home with 10' 2 " high ceiling height plus a double glazed natural light lantern. Double glazed French doors provide access into the rear garden along with a double glazed window to the side and door leading through into the adjoining ground floor double bedroom which is a dual aspect room (rear and side) with built-in double wardrobe. From the bedroom a door leads through to a modern en-suite shower room with oversize shower enclosure with shower, wash basin and w.c. with a further door from the en-suite in turn leading through to the adjoining utility room where this a Butler style sink unit, fitted work surfaces, space and plumbing for a washing machine and dryer, space for a free standing freezer, cupboard housing the modern gas boiler and double glazed door leading out to the side.

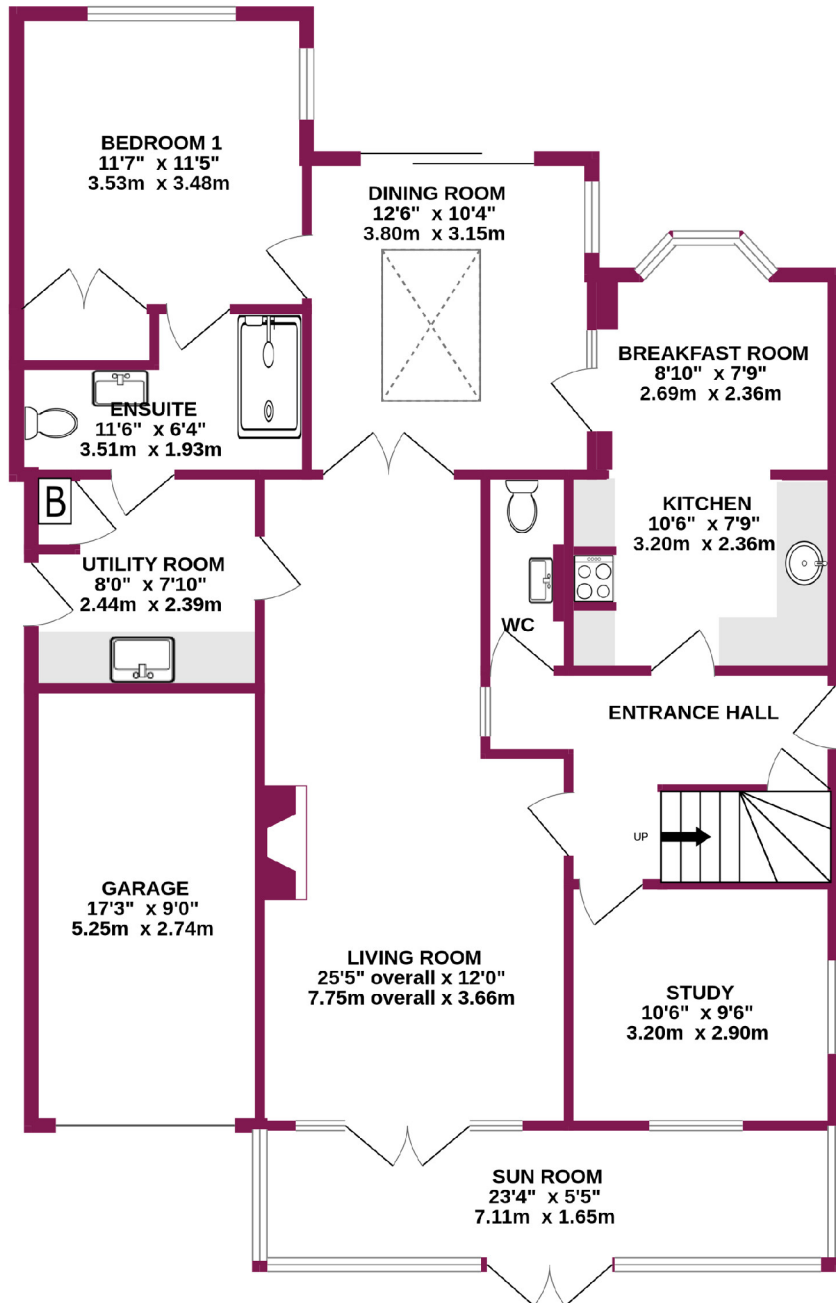
The first floor boasts a landing with built-in large airing cupboard housing the hot water cylinder. Doors lead to the two first floor bedrooms and bathroom. Bedroom 2 is a delightful room, full of character, with eaves storage and French doors leading to a dressing room (former balcony) which overlooks the pretty front garden. Bedroom 3 is a rear aspect double room with fitted wardrobes, while the bathroom boasts a white suite of bath with shower over, wash basin with storage under and close coupled w.c.

Externally there is an established well stocked front garden with an array of roses, plants and flowers. A gravel driveway provides on-site parking and leads to the attached garage with up and over door which houses the electric consumer unit and meter. To the rear the property offers a pretty well tended and well stocked rear garden with patio,shaped lawn with established borders, gazebo and timber storage shed.

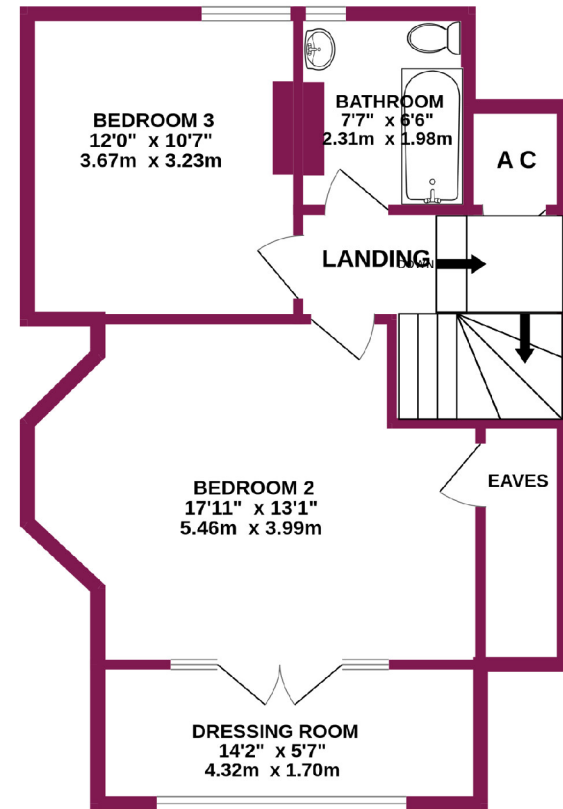


To arrange a viewing contact 01243 267026

GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.1 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 (58)

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.