



5 Windmill Close, Aldwick Bay Estate, Aldwick

A detached family home situated at the end of a cul-de-sac within the prestigious Aldwick Bay Estate and occupies a corner plot location.



- ▶ Detached Family Home
- ▶ Conservatory and Kitchen
- ▶ Refitted Shower Room
- ▶ No Onward Chain
- ▶ Garage and Parking
- ▶ Sitting/Dining Room
- ▶ Three Double Bedrooms
- ▶ Scope for Improvement
- ▶ Corner Plot Location with Westerly Facing Rear Garden
- ▶ Gated Private Marine Estate

This three double bedroom detached property is bought to the market with no onward chain and offers the opportunity for some modernisation.

The accommodation briefly comprises, entrance hallway, triple aspect sitting room, through to dining area with doors giving access to the conservatory, which in turn has doors to the rear garden, kitchen with door to outside and cloakroom with WC.

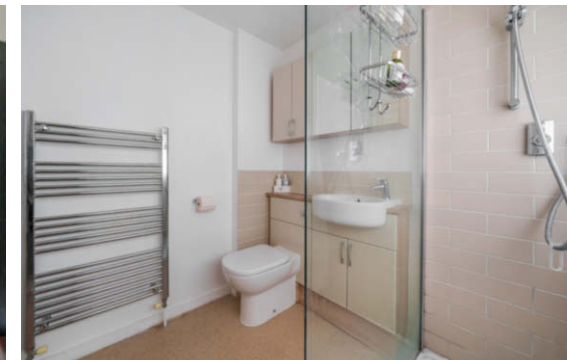
The first floor comprises landing with airing cupboard, three double bedrooms and refitted shower room with WC.

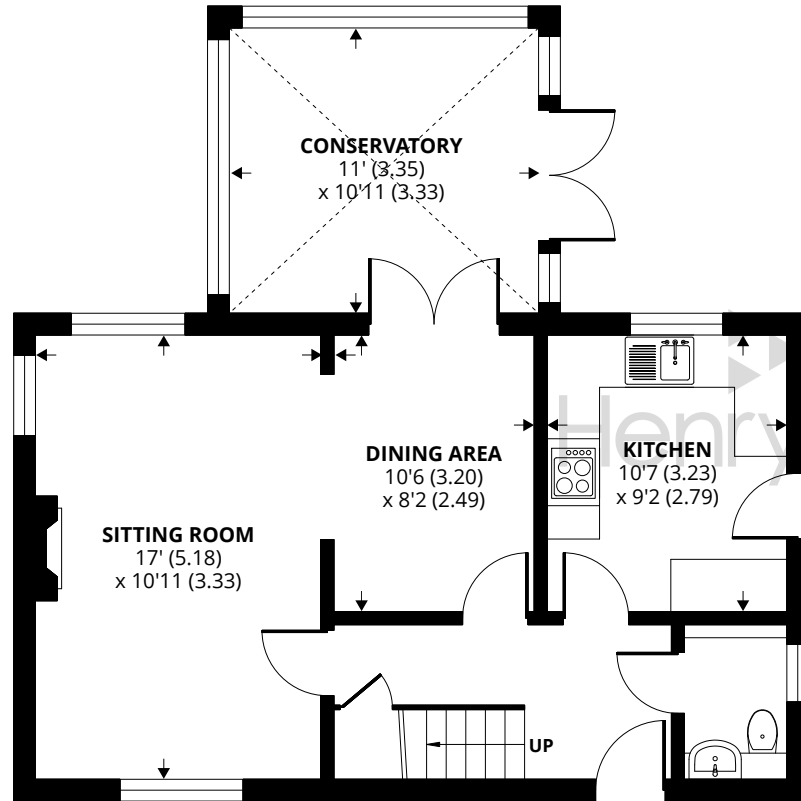
Outside, the front garden is laid to lawn with driveway leading to a detached single garage. The generous and secluded corner plot garden is again laid to lawn with an abundance of mature trees and shrubs.

Early vacant possession may be possible as there is no onward chain.

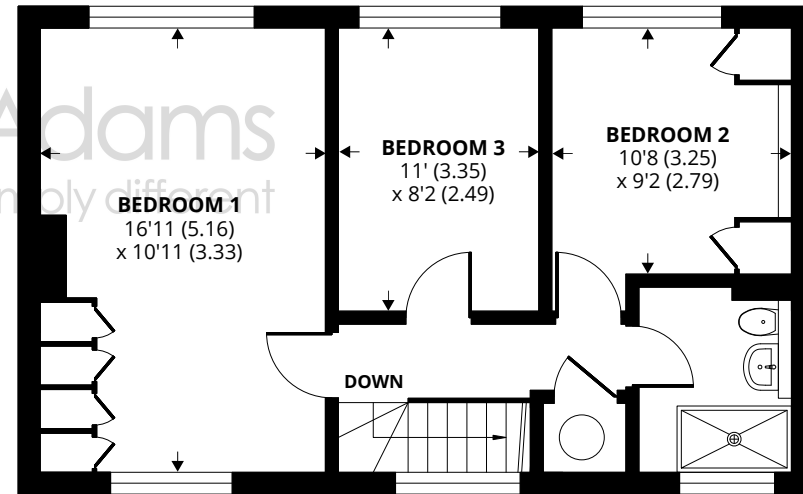
Private Estate Charge: We understand the private estate charge is approximately £225 per annum (subject to change).

Council Tax Band: E

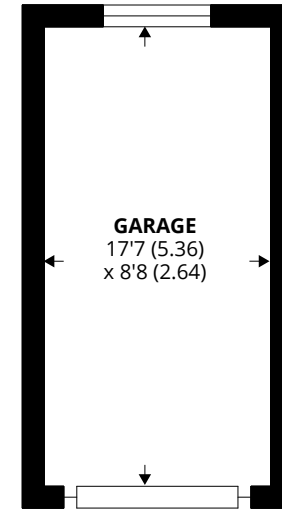




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1267 sq ft / 117.7 sq m (includes garage)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is positioned on the prestigious Aldwick Bay Estate within the parish of Aldwick, approximately two miles to the west of Bognor Regis and within close proximity of Rose Green village with its variety of shops and local facilities. The historic Cathedral City of Chichester is approximately six miles, which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

Directions

From the pier in Bognor Regis proceed in a westerly direction. At the Victoria Drive traffic lights, turn left into Park Road. Continue along the seafront, past Marine Park Gardens onto Fish Lane. At the mini-roundabout take the first exit into Barrack Lane. At the end of Barrack Lane you will find the entrance into Aldwick Bay Estate and at the first roundabout take the second exit onto Manor Way. Take the first turning on the right into West Drive. Follow the road round to the right and Windmill Close can be found on the right hand side before the electric gates. 18/01/24

