



Tideway, West Drive

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

Guide Price £625,000

FREEHOLD

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SA625 - 02/24



Features

- Unique Single Storey Residence
- 2 Bedrooms & 2 Reception Rooms
- 95' x 50' Rear Garden
- No Onward Chain
- 1,138 Sq Ft / 105.7 Sq M

First time to the market in over four decades, this unique detached single storey residence is offered for sale with No Onward Chain and boasts enormous scope and potential to alter (subject to the necessary consents). Retaining many characteristic features and occupying a generous plot with a 95' x 50' rear garden, the property boasts versatile accommodation, along with a large attic space.

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. This property is one of the earlier cottage style homes. The annual estate charge is £260 p.a. (2024 - 2025).

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.



A pair of glazed outer doors lead into the sun porch (former loggia) with quarry tiled flooring and courtesy light. The glazed front door in turn leads into a welcoming central reception hall measuring 10' 5" x 8' 6" with 8' 7" ceiling height, along with an access hatch to the loft space with pull down ladder, radiator and fitted floor to ceiling cloaks storage cupboards. Doors lead from the hallway to the sitting room, dining room, two bedrooms while an archway leads through to where the hallway continues to the bathroom and kitchen with a built-in airing cupboard housing a lagged hot water cylinder.

The sitting room measures 16' x 14' 10" and is a triple aspect room with a double glazed window to the rear enjoying a pleasant outlook along the 95' rear garden, a natural light double glazed window to the side and French doors to the front into the sun porch along with a feature stone fireplace with recessed gas coal effect fire and bespoke fitted shelving.

Adjacent to the sitting room is the dining room (potential 3rd bedroom) measuring 11' 9" x 10' 6" with a natural light window to the side into the inner hallway and secondary glazed French doors to the rear providing access into the feature rear garden. An archway leads from the dining room through to the adjoining kitchen which measures 11' 6" x 7' 11" and provides a range of fitted base, drawer and wall mounted units and work surfaces, single drainer sink unit with mixer tap, space for a cooker, integrated concealed fridge/freezer and slimline dishwasher, space and plumbing for a washing machine and wall mounted gas boiler (for heating and hot water), along with a double glazed window to the rear and a double glazed door leading out to the side.



Bedroom 1 measuring 16' x 13' 5" overall is positioned at the front of the property and is a dual aspect room with double glazed windows to the front and side, fitted floor to ceiling wardrobes/storage cupboards with dressing table between and a door to the en-suite shower room (included in the overall bedroom measurement) with shower tray with electric shower over, close coupled w.c. and pedestal wash basin. Bedroom 2 is a side aspect room measuring 11' 6" x 7' overall with a floor to ceiling fitted double storage cupboard.

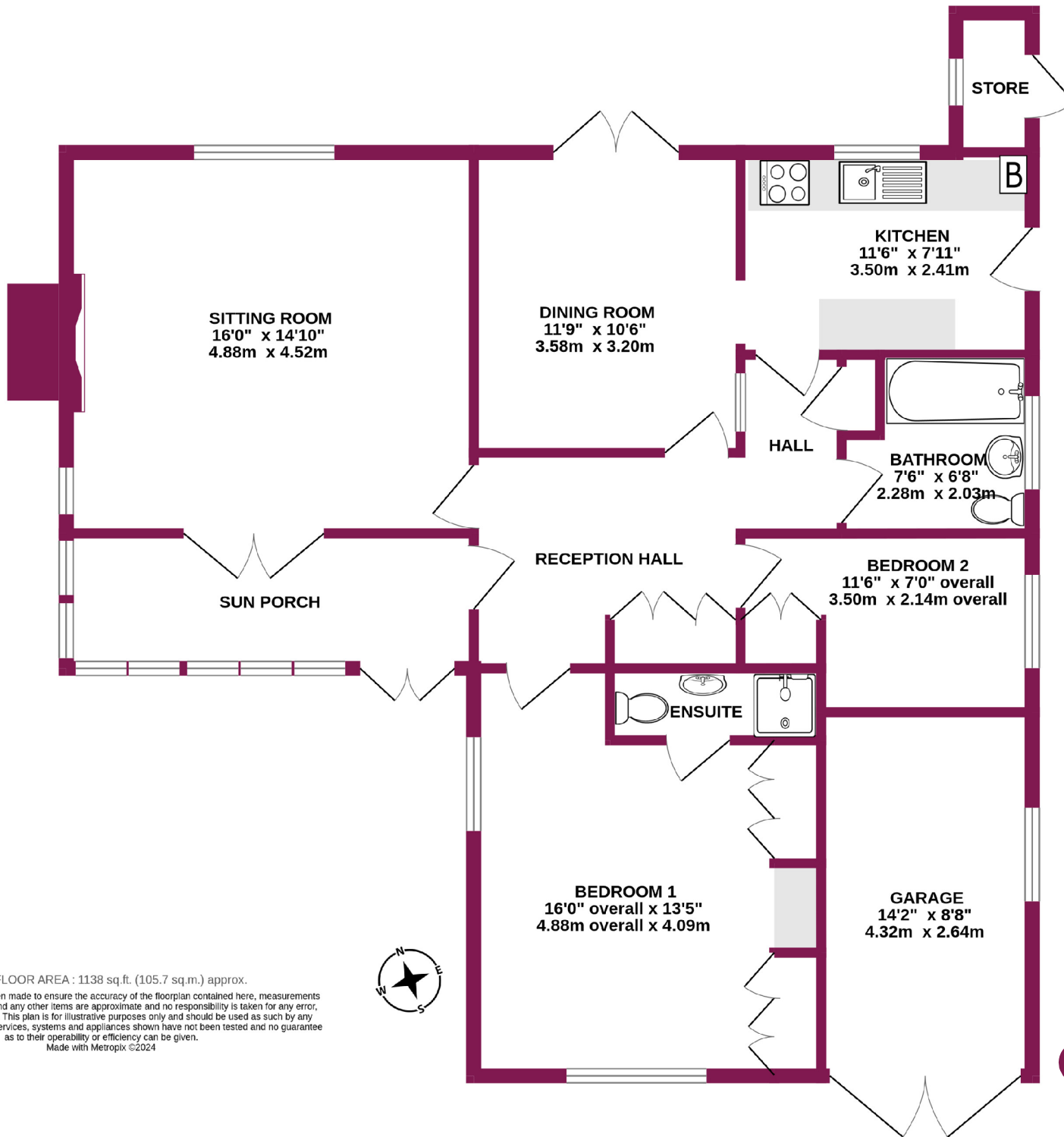
The bathroom has a double glazed window to the side, panelled bath with mixer tap/shower attachment, close coupled w.c. and pedestal wash basin.

In addition, the property offers a gas heating system via radiators.

Externally, the property is approached via a gravel pathway to the sun porch and a gravel driveway providing on-site parking in front of the integral garage which measures 14' 2" x 8' 8" with electrically operated double doors at the front and houses the gas and electric meters, fusebox, water tap, an access hatch to the roof space and has a double glazed window to the side. The pretty front garden has an array of established shrubs, lawn and feature lamppost. The rear garden is a real feature measuring 95' in depth and extending to 50' width at the rear, being predominantly laid to lawn with a paved patio accessed from the dining room, covered side area accessed from the kitchen leading to an adjoining brick store, two timber storage sheds and pathway with gate leading to the front.



To arrange a viewing contact 01243 267026



GROUND FLOOR
 1138 sq.ft. (105.7 sq.m.) approx.

TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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 (55)

Annual Estate Fee: £260 p.a. (2024 - 2025)

Council Tax: Band E £2,558.59 p.a. (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.

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