



26 Regis Avenue

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

Guide Price £675,000

FREEHOLD

26 Regis Avenue

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

CO675-02/24



Features

- Detached Chalet Style Home
- Highly Sought After Private Marine Estate
- 5 Bedrooms or 3 Bedrooms & 3 Receptions
- NO ONWARD CHAIN
- 2,304 Sq Ft / 214.1 Sq M (incl. garage)

Offered for sale with No Onward Chain, this detached chalet style home is reputed to have been constructed in the 1960's. The highly versatile light and airy accommodation boasts porch/lobby, entrance hall, living room, kitchen, two ground floor bedrooms/reception rooms, ground floor bathroom, landing, three first floor bedrooms and first floor second bathroom, along with a tandem garage and gardens.

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 estate is collectively owned by the residents and the annual estate charge is £260 (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.



A large covered storm porch protects the front door at the side of the property which opens into an entrance lobby/porch where an inner door with glazed flank panel leads through into the welcoming entrance hall with a carpeted stair case to the first floor and under stair storage cupboard. Doors lead from the hallway into the living room, kitchen, two ground floor double bedrooms/reception rooms and ground floor bathroom.

The kitchen measures 16' 3 x 11' 10" overall and has a comprehensive range of fitted units and work surfaces along with a 1 1/2 bowl single drainer sink unit and integrated appliances including gas hob with hood over, eye level double oven, fridge/freezer, dishwasher and space and plumbing for a washing machine. There is a large double glazed window to the side and double glazed door to the side with covered storm porch.

The dual aspect living room measures 27' 7 x 14' 5" overall with double glazed windows to the side and rear, along with a feature fireplace with recessed coal effect gas fire and marble inserts, fitted shelving into an arched display recess, wall light points and double glazed French doors to the rear garden.





To the front of the property there are two good size double bedrooms/receptions rooms which have been previously utilised as a snug style sitting room/family room and a separate formal dining room, both with front aspect double glazed windows. In addition, the ground floor also offers a bathroom with a suite of bath with mixer tap/shower attachment, low level w.c. and pedestal wash basin.

The first floor boasts a generous landing with double glazed dormer window to the rear and large double airing cupboard housing the lagged hot water cylinder. Doors lead to the three first floor bedrooms and the first floor bathroom.

Bedroom 1 measures 22' 9" x 12' overall and is a dual aspect room with double glazed windows to the front and side along with a built-in double wardrobe. Bedroom 2 measures 20' 1" x 12' with a large side aspect double glazed window, built-in double wardrobe, access hatch to the loft space and eaves storage access. Bedroom 3 is a rear aspect room measuring 9' 4" x 8' 10". The first floor bathroom offers a suite of bath, bidet, wash basin and w.c.

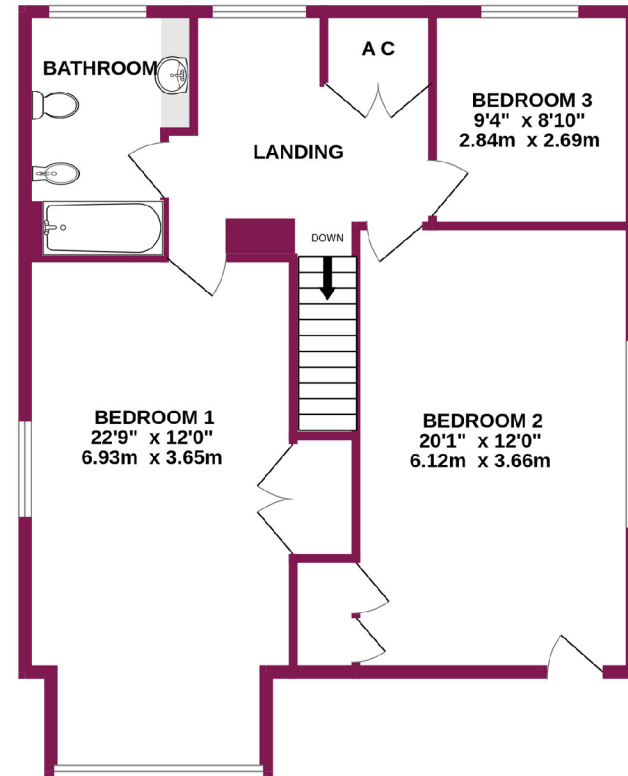
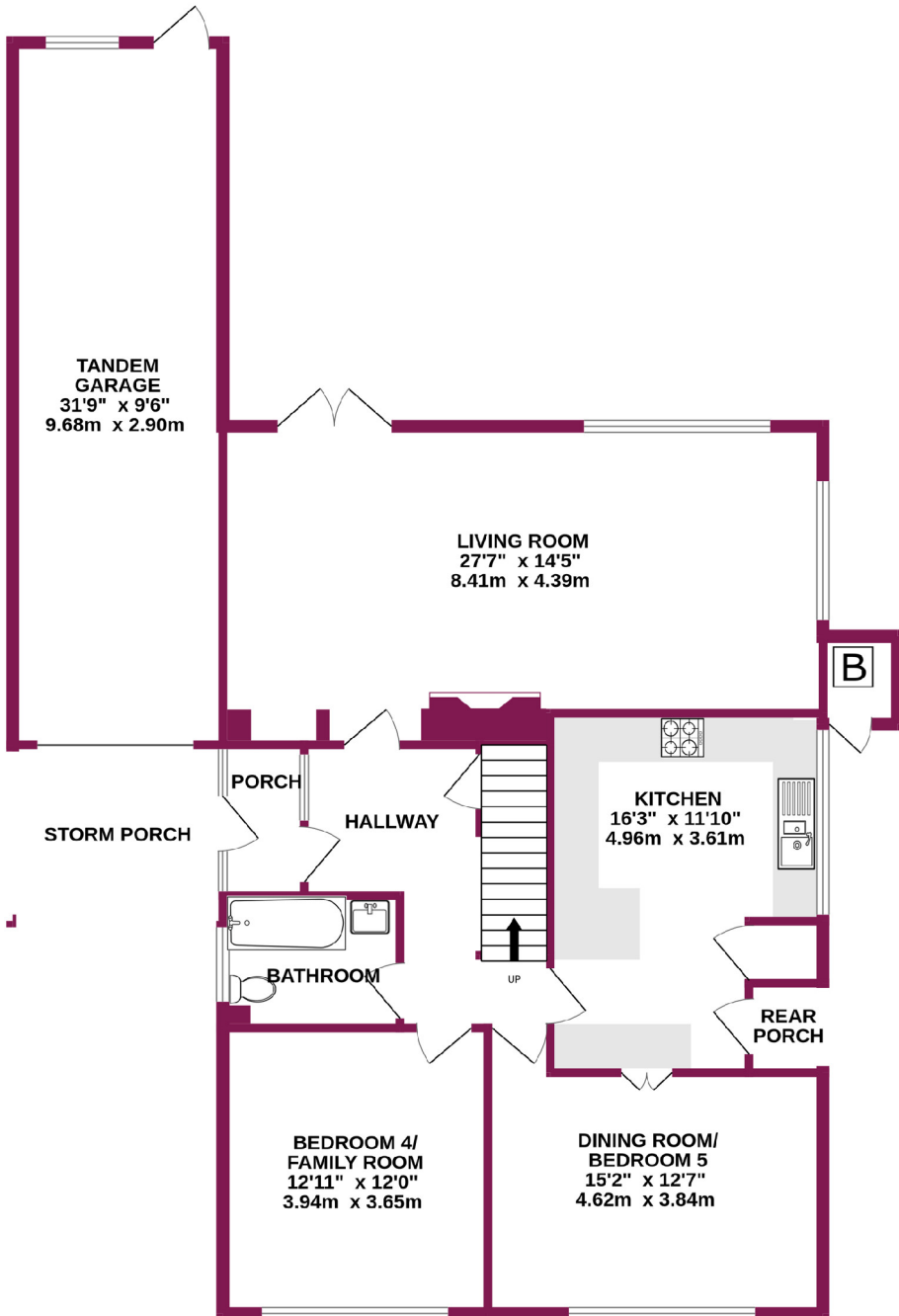
Externally there is a driveway providing on-site parking for 3 -4 cars, a tandem double garage measuring 31' 9" x 9' 6" in depth and a fully enclosed rear garden measuring approx 52' x 52' being predominantly laid to lawn with path to gate to the front with boiler store.



To arrange a viewing contact 01243 267026

GROUND FLOOR
1467 sq.ft. (136.3 sq.m.) approx.

1ST FLOOR
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2304 sq.ft. (214.1 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.

Made with Metropix ©2024





Current EPC Rating: D (63)

Annual Estate Charge: £260.00 2024 - 2025

Council Tax: Band F £3,023.80 p.a.
(Arun District Council/Aldwick 2023 - 2024)

Coastguards 

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

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.