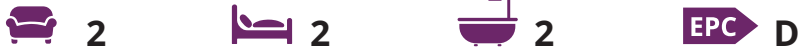






16 Regis Avenue, Aldwick Bay Estate

Immaculately presented spacious extended detached chalet style property with well-proportioned accommodation throughout.



- ▶ **Spacious and Versatile Detached Home**
- ▶ **Fitted Kitchen/Breakfast Room**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Two First Floor Double Bedrooms**
- ▶ **Southerly Facing Rear Garden**
- ▶ **Generous Sitting Room Open to Garden Room**
- ▶ **Dining Room/Ground Floor Bedroom**
- ▶ **Two En-Suites**
- ▶ **Ample Parking and Generous Integral Garage**

The bright and well-proportioned accommodation briefly comprises, entrance porch and double doors to the welcoming entrance hallway, useful storage cupboard, further under stairs storage cupboard, airing cupboard, door to cloakroom with WC, double doors to the triple aspect sitting room and open plan to the garden room with access to the rear garden, fitted kitchen overlooking the rear garden with pantry cupboard and door to outside, plus dining room with bow window which can be utilised as a double bedroom.

The first floor comprises, landing and doors to both double bedrooms, with bedroom one having wall to wall and fitted wardrobe cupboards and with door to eaves storage, generous en-suite bathroom with separate double shower with mixer shower and WC, bedroom two benefits from a walk-in wardrobe with door to further eaves storage, en-suite shower room with mixer shower, WC and Velux window.

Outside, the driveway provides ample parking and leads to the larger than average integral garage, having power and light and personal door to the entrance hallway. The southerly facing rear garden is mainly laid to lawn with patio area and mature borders.

We understand that early vacant possession is possible as there is no onward chain.

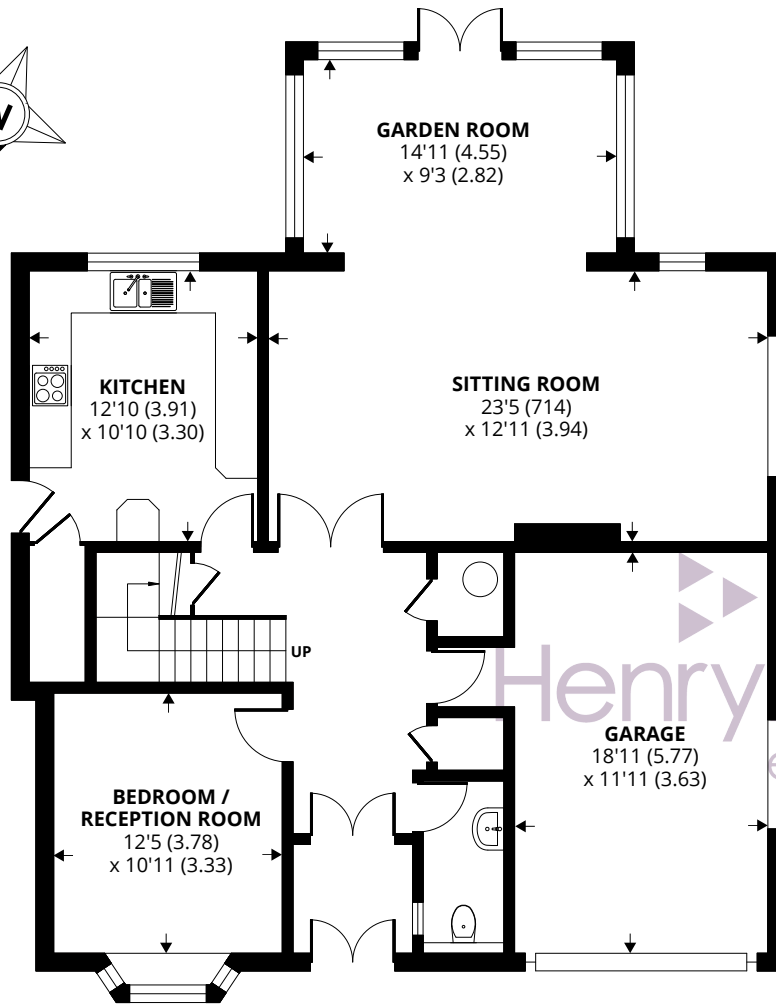




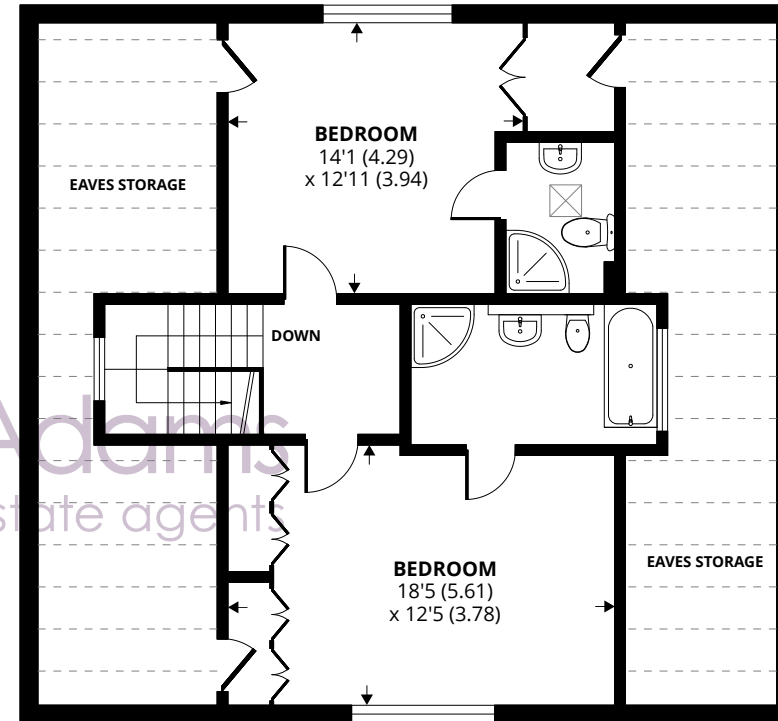




Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1657 sq ft / 153.9 sq m
 Limited Use Area(s) = 490 sq ft / 45.5 sq m
 Garage = 238 sq ft / 22.1 sq m
 Total = 2385 sq ft / 221.5 sq m

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 Aldwick Bay Estate is one of best kept secrets along the South Coast offering discerning purchasers the opportunity to live in an exclusive residential setting lined with mature palm trees with private access to the Aldwick Bay beach. Bognor Regis is one of the sunniest locations in the country attracting city dwellers and Aldwick Bay is one of the most aspirational locations for local residents. 11/07/24

A viewing is thoroughly recommended to appreciate the location and presentation together with the bright and spacious accommodation on offer.

Private Estate Charge: We understand the private estate charge is currently £260 p.a.

Council Tax Band: F

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