



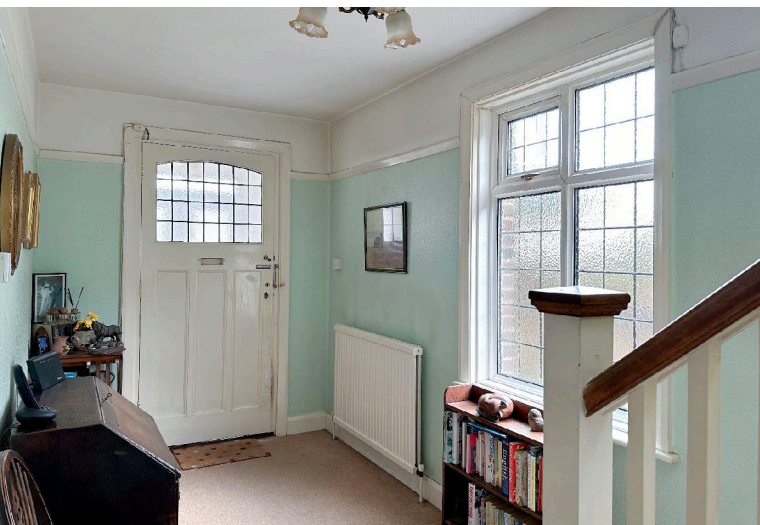
Wychwood, 13 Selsey Avenue
Aldwick | Bognor Regis | West Sussex | PO21 2QZ

Guide Price £595,000
FREEHOLD

Wychwood, 13 Selsey Avenue

Aldwick | Bognor Regis | West Sussex | PO21 2QZ

BI595-03/24



Features

- 1930's Detached Residence
- 4 Bedrooms, 2 Separate Receptions
- Close To Beach & Amenities
- NO ONWARD CHAIN
- 2,105 Sq Ft / 195.5 Sq M

Offered for sale with No Onward Chain and first time to the open market in over forty years, this impressive detached residence is reputed to have been originally constructed circa 1934 and boasts well proportioned accommodation, having been a much loved and cared for family home throughout the years. The property offers enormous scope to improve while retaining characteristic features from a bygone era.

The property is situated approximately one mile to the West of Bognor Regis town centre and mainline railway station and provides an ease of access to the nearby beach, promenade and West Park, which hosts a variety of events throughout the year, along with the Marine Park Gardens and shops in Aldwick Road which boast a range of eateries, take away food outlets and Tesco Express convenience store.

Nearby attractions include the motor racing circuit at Goodwood, famous for the festival of Speed and Revival, the horse racing course, famous for Glorious Goodwood and nearby Fontwell Park. For golf enthusiasts there is the choice between Chichester and Goodwood, while the nearby South Downs, and Chichester Harbour provide idyllic walks around the local area.

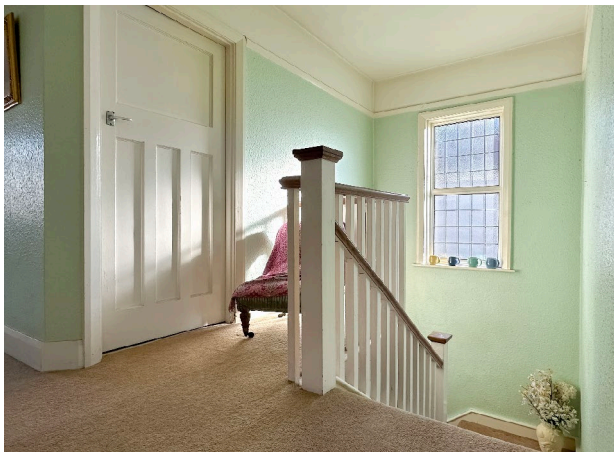


A pair of frosted double glazed outer doors with natural light double glazed panel over lead into the former storm porch with original quarry tiled flooring, where the recessed original part glazed front door opens into an impressive, welcoming entrance hall with large double glazed natural light window to the side, picture rail surround and feature easy rise staircase to the first floor with under stair storage cupboards. Glazed casement style doors lead to the living room, dining room and kitchen.

The living room is a delightful light and airy room with large front aspect feature double glazed bay window, picture rail surround and exposed brick fireplace with wooden mantel. Adjacent to the living room is the good size L-shaped kitchen/breakfast room which has a double glazed window and door to the side and provides a range of fitted units and work surfaces, fitted dresser style unit, along with an inset one and a half bowl sink unit with mixer tap, space and plumbing for a washing machine and dishwasher, space for a cooker, space for under counter appliances and floor standing gas boiler. A doorway leads to the rear from the kitchen/breakfast room into an inner hallway which in turn provides access into the ground floor bathroom and rear sun room.

The ground floor bathroom has a suite of bath with mixer tap/shower attachment, wash basin with storage under and w.c., along with a double glazed window to the side and wood themed panelling to the walls. At the rear of the property there is a sun room with double glazed windows to both sides and the rear, which provides access into the rear garden via a double glazed door.





In addition, the ground floor boasts a separate dining room, which has been formerly utilised as a lounge style sitting room with windows and French doors to the rear with an exposed brick fireplace and picture rail surround.

The first floor has a bright and airy feature landing with natural light frosted double glazed window to the side over the staircase, built-in double airing/linen cupboard housing the hot water tank, picture rail surround and large access hatch to the loft room/space with detachable wooden ladder. Doors lead to the four bedrooms, shower room and separate w.c.

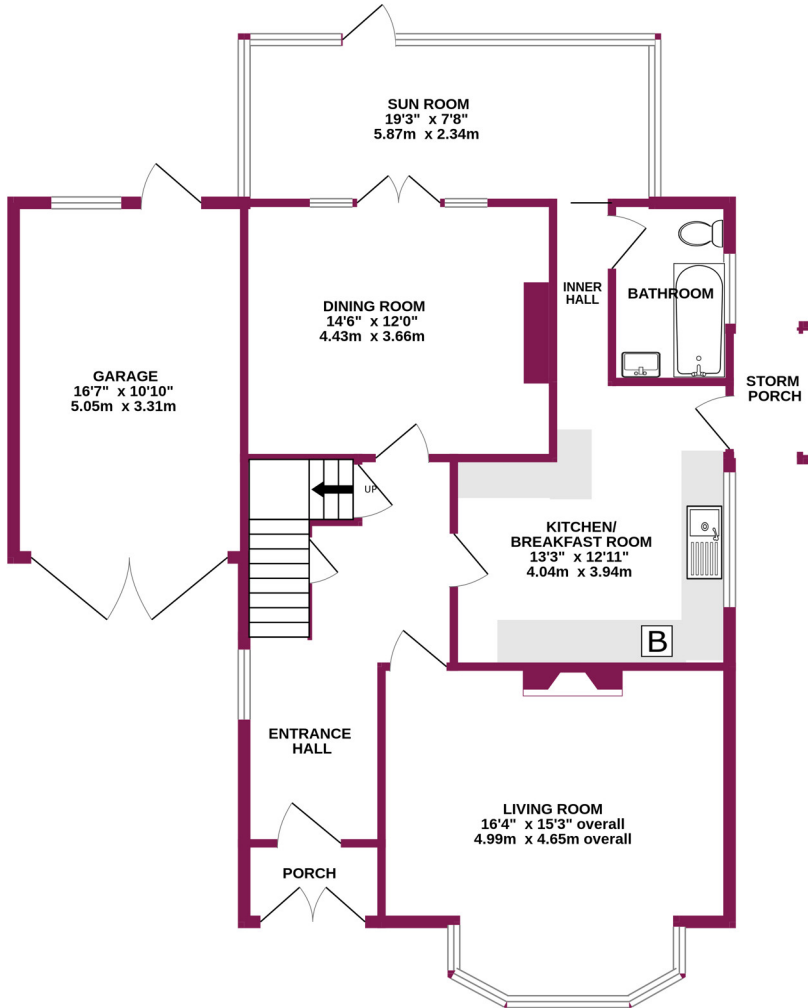
Bedroom 1 is positioned at the front of the property with a feature double glazed bay window, picture rail surround and wash basin. Bedroom 2 is positioned at the rear and is a dual aspect room with double glazed windows to the side and rear, while bedroom 3 has a front aspect double glazed window and feature Southerly double glazed bay with large sill. Bedroom 4 is also a good size room with double glazed window overlooking the rear garden.

The shower room(former bathroom) has been refitted in recent years and boasts an oversize shower enclosure with electric power shower, wash basin, with storage under and double glazed window to the side, along with an adjacent separate w.c. with double glazed window.

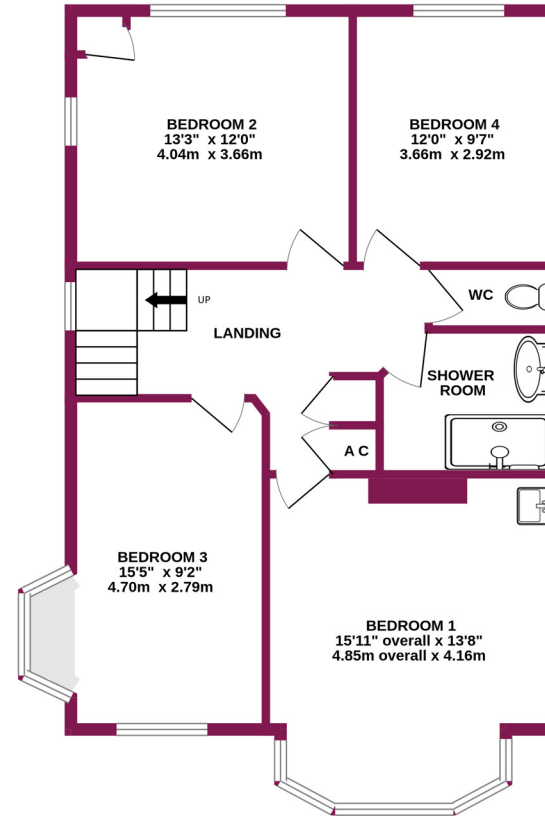


To arrange a viewing call 01243 267026

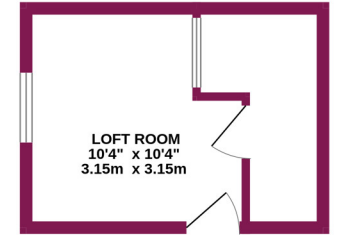
GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.6 sq.m.) approx.



2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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: F (34)

Council Tax: Band F - £3,174.55
(Arun District Council / Aldwick 2024 - 2025)

 **Coastguards**
Estate Agency

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

Externally, the property boasts a low maintenance frontage bordered by a brick wall with a driveway providing on-site parking in front of the attached pitched roof garage with double doors to the front, power and light, along with a window and door to the rear providing access into the rear garden. The fully enclosed Westerly rear garden is predominantly laid to lawn with a paved pathway creating a square central section with feature pond and rockery, along with a generous patio/sun terrace and timber summer house. To the side a pathway leads to the front with a generous storm porch over the back door from the kitchen.

N.B. An internal inspection of this delightful home is essential to fully appreciate the size of accommodation and location.

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.