



## 2 Windmill Close

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

Guide Price £675,000

**FREEHOLD**



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KI695-03/24



### Features

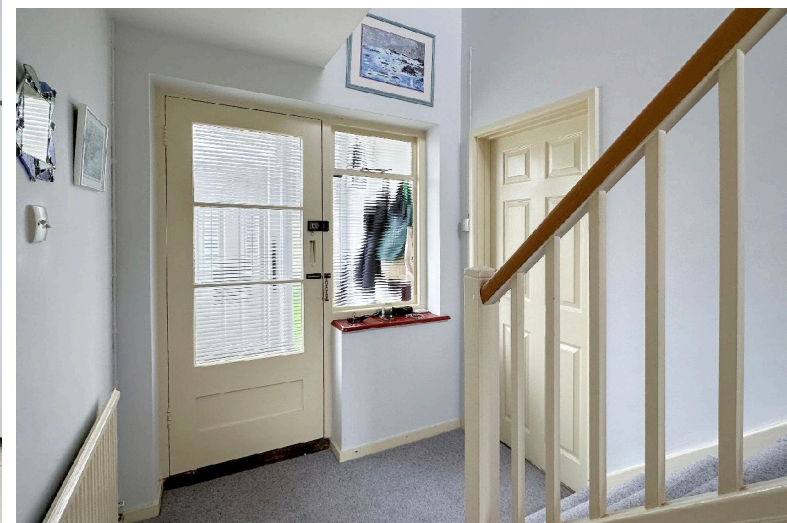
- Three Bedroom Character Home
- Annexe Potential With Ground Floor Suite
- Highly Sought After Private Marine Estate
- Delightful Established Gardens
- 1,581 Sq Ft / 146.8 Sq M

Occupying a tucked away cul-de-sac position within the Aldwick Bay estate, this delightful home boasts incredibly light, airy and highly versatile accommodation. The ground floor boasts a hallway, three reception rooms, a rear aspect kitchen, snug style study, along with a bedroom suite with en-suite shower room and additional bathroom, while the first floor offers two double bedrooms and a cloakroom (w.c.).

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.

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.





An outer front door leads into a useful porch with double glazed windows to the front and side. An inner glazed front door with flank natural light window leads into the welcoming entrance hall with staircase to the first floor with two under stair storage cupboards. A double glazed door at the rear leads into the rear garden, while further doors lead into the kitchen, sitting/dining room, lounge and ground floor bath/shower room.

The kitchen is a galley style room with a double glazed window to the rear enjoying a pleasant outlook into the rear garden and boasts a comprehensive range of fitted units and granite work surfaces along with an inset sink unit, integrated electric hob with oven under, space for a free standing fridge/freezer and built-in storage cupboard. Double doors lead from the kitchen into the adjoining sitting/dining room positioned at the front, while an archway leads to the side into an adjacent snug style study area with two double glazed windows to the front and a door to the rear into the delightful generous triple aspect living room, positioned at the rear, which boasts double glazed windows to both sides and the rear and also provides access into the rear garden via double glazed sliding doors to the side.

The sitting/dining room has a feature corner fireplace with recessed fire, double glazed window to the front and door to the entrance hall. The separate lounge is also positioned at the front of the property and has potential to create an annexe suite.





The lounge has two double glazed windows to the front and a useful deep built in storage cupboard. A door leads to the adjoining ground floor master bedroom positioned at the rear which provides access into the rear garden via double glazed sliding doors and has a further double glazed window to the side and a door to an en suite shower room with a suite of oversize shower enclosure with dual shower, wash basin with storage under, close coupled w.c., underfloor heating and double glazed window to the side. In addition, the ground floor boasts a further bath/shower room with bath, shower cubicle, feature wash basin, close couple w.c., large built-in storage cupboard and double glazed window to the rear.

The first floor has a landing with a large double glazed window to the rear overlooking the rear garden, two generous double bedrooms with storage cupboards and a separate cloakroom with w.c. and wash basin.

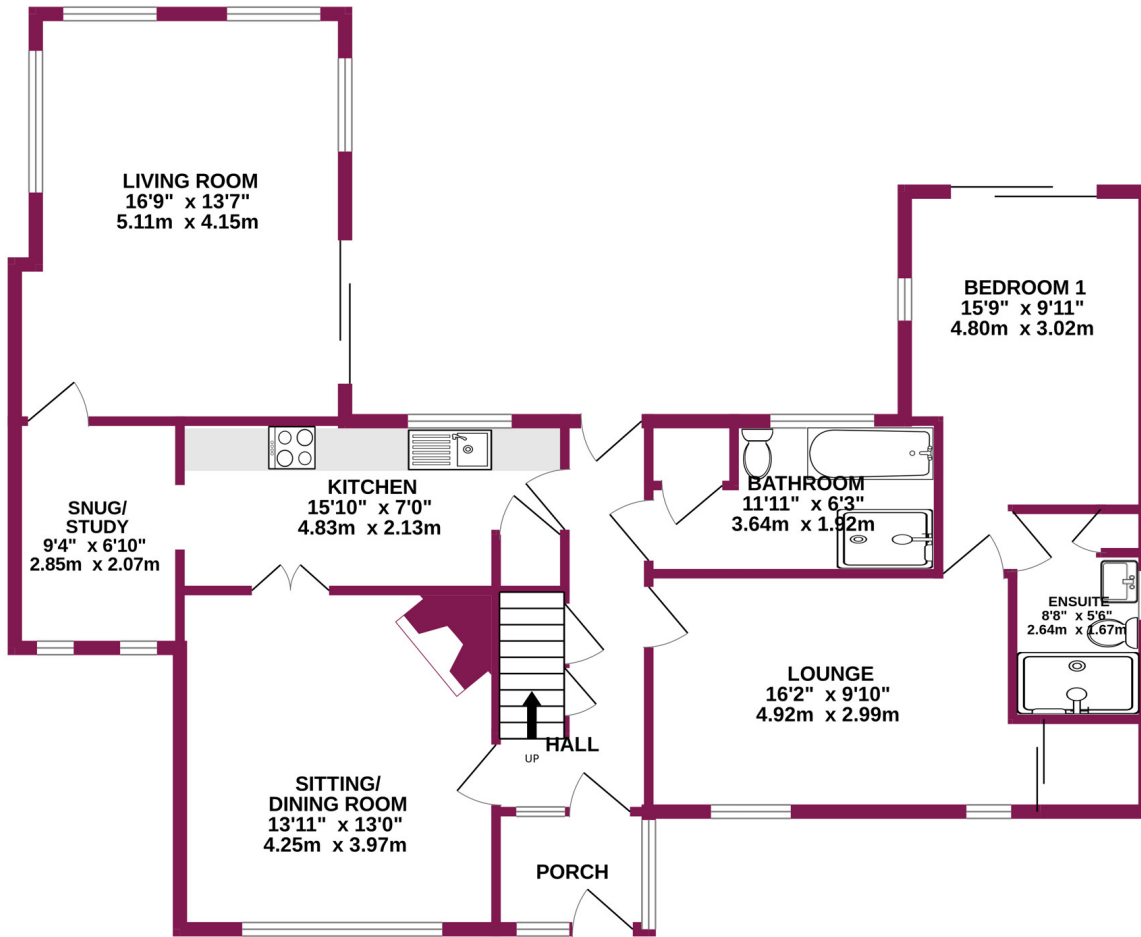
Externally, the property has on-site parking via the driveway and an established well stocked front garden, while the rear garden is a real feature of this delightful home having been incredibly well cared throughout the years with a lawn, paved terraces for entertaining, well stocked established beds and borders, mature trees and shrubs and good size timber storage shed.



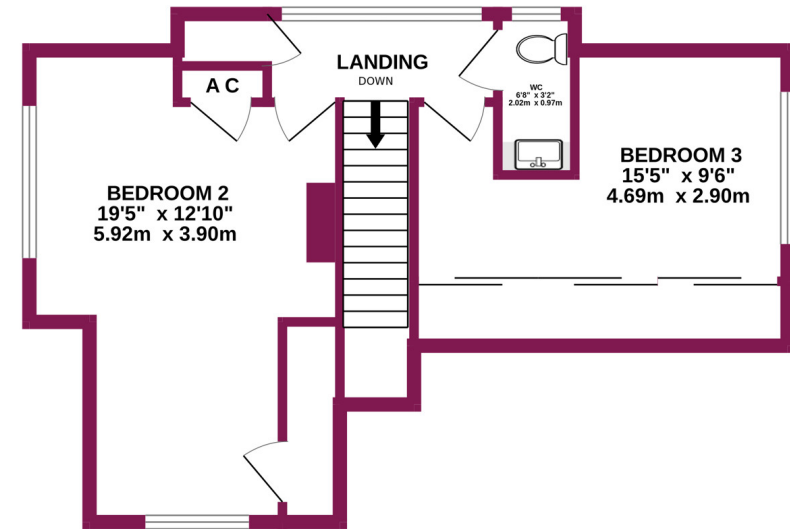
To arrange a viewing contact 01243 267026



GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.8 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:** C (69)

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

**Council Tax:** Band E £2,686.16 p.a. (Arun District Council/Aldwick 2024 - 2025)

**Coastguards** 

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