



Timbers, 16 Barrack Lane

Aldwick | Bognor Regis | West Sussex | PO21 4BZ

Guide Price £1,250,000

FREEHOLD

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KE1250-04/24



Features

- Superbly Appointed Detached Residence
- 4 - 5 Bedrooms
- Heated Swimming Pool
- NO ONWARD CHAIN
- 2,850 sqft / 264.8 sqm

Timbers is a truly unique detached residence, set well back from the road, in a sought after residential location, close to amenities and the nearby beach. The property boasts enormous kerb appeal, with it's extensive frontage and highly versatile accommodation and combines the characteristic features associated with a bygone era along with the comforts expected within today's modern lifestyle.

The nearby beach is approximately half a mile level walk away at the end of Barrack Lane, while local amenities can be found close by in the Coastguards parade (Barrack Lane) and Rose Green, which offers a doctor's surgery, library, Post Office, chemist, ironmongers, greengrocers, news agency, large Co-op store, pharmacy and takeaway outlets. Bus services can be found in nearby Gossamer Lane.

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 recessed oversize original hardwood front door which leads into a delightful open plan welcoming hallway with natural light double glazed windows to the front and rear and an easy rise carpeted staircase to the first floor with under stair storage cupboard. Doors lead to the main sitting room, rear lobby with feature skylight (which provides access to the rear garden and pump housing), ground floor cloakroom with w.c and wash basin, dining room and fabulous kitchen/living room.

The main sitting room measures 17' x 15' excluding recesses either side of the feature chimney breast with recessed wood burning stove and natural light windows to the side and boasts a large double glazed window to the front. An open plan walkway to the rear leads through to a delightful snug/style office/study space which lends itself to a multitude of uses and provides access to the rear garden via double glazed French doors along with two feature double glazed bow windows to the rear and a window to the side. The separate dining room measuring 13' 10 x 11' 8 is a front aspect room with recesses and feature wooden flooring. An open plan walkway leads through into the fabulous open plan dual aspect kitchen/living room which measures 22' x 18' 2 overall with exposed wood flooring, tri-fold doors providing access into the rear garden, double glazed windows to the side and rear and four feature skylights to the rear within the semi vaulted ceiling. The kitchen provides a comprehensive range of bespoke units, work surfaces, breakfast bar, twin Butler sink unit with feature Quooker tap providing cold/hot/boiling, filtered & sparkling water and an array of modern appliances including a feature two drawer integrated dishwasher, large induction hob with hood over and twin ovens under, feature exposed brick work and exposed beams. Doors lead to the separate utility room and additional family room/ground floor bedroom 5.



The separate utility room measures 16' 7 x 5' 10 overall into recess and provides access to both the front and rear of the property along with space and plumbing for appliances and fitted units and work surfaces. The family room/ground floor bedroom 5 measures 16' 8 x 9' 6 and is a front aspect room with a large double glazed window and exposed wood flooring.

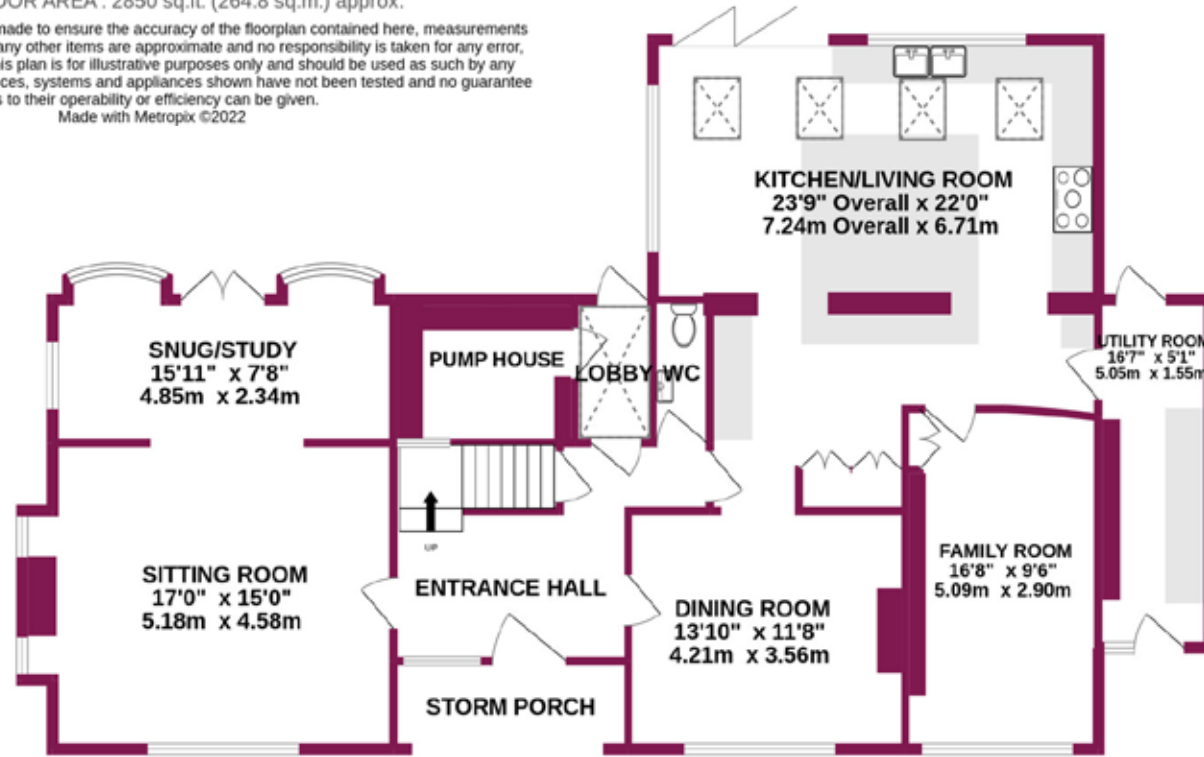
The first floor provides a landing with built-in linen/airing cupboard and large natural light double glazed window to the rear enjoying a pleasant outlook into the Westerly rear garden. Doors lead to the four bedrooms, bathroom and shower room. Bedroom 1 is a dual aspect room and measures 17' x 15' and provides a comprehensive range of fitted wardrobes. (N.B. Planning consent currently exists for the addition of an extension to incorporate an en-suite facility with plans available from the Coastguards office). Bedroom 2 measures 14'11 x 9' 7 and is also a dual aspect room with fitted wardrobes and boasts a walk-in eaves closet measuring approximately 9' 8 x 4' 4 with restricted head height. Bedrooms 3 & 4 are both front aspect rooms measuring 11' 8 x 11' & 11' x 7' 10 respectively. The main family bathroom has been tastefully re-fitted and provides a suite of panelled corner bath with shower over and fitted shower screen, wash basin with storage under, w.c. tiled walls and flooring along with a feature vanity mirror/unit with integral lighting. In addition the first floor offers a separate shower room with oversize shower cubicle with fitted shower unit, wash basin and w.c along with tiled walls and flooring.



To arrange a viewing contact **01243 267026**

TOTAL FLOOR AREA : 2850 sq.ft. (264.8 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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GROUND FLOOR
1923 sq.ft. (178.6 sq.m.) approx.



1ST FLOOR
927 sq.ft. (86.2 sq.m.) approx.



Externally the property is approached via a walled frontage with a block paved driveway providing on-site parking for ample vehicles within the forecourt which houses a recently constructed barn style garage with carport, wood store and integral storage shed.

The Westerly rear garden is a real feature of this delightful home with a large paved sun terrace running across the rear of the property leading to a raised lawn with established beds and borders along with a superb sunken heated swimming pool with retractable cover. Mature established shrubs, hedgerow and foliage provide screening from neighbouring properties while to the rear there is a large detached timber workshop/studio measuring 17' 7 x 9' 2 with a secluded sitting area behind.

N.B. - Viewing is advised to fully appreciate everything this exceptional home has to offer.

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.

Current EPC Rating - D (67)

Council Tax - Band G (£3,662.96 - Arun District Council)

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