

## 1a Tithe Barn Close

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

**Guide Price £795,000**

**FREEHOLD**

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RI795-04/24



## Features

- Individually Designed Detached Bungalow
- Four Bedrooms / Versatile Accommodation
- Idyllic Private Estate Setting Close To Beach
- NO ONWARD CHAIN
- 1,699 Sq Ft / 157.8 Sq M (incl. garage)

This individually designed, detached, single storey residence occupies a tucked away, cul-de-sac position, right in the heart of the highly sought after Aldwick Bay private estate, within a few hundred metres level walk to the beach. The property offers versatile, light, bright and airy accommodation, with four bedrooms, a wet room and en-suite bathroom, double garage, enclosed rear garden and courtyard terrace.

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 current annual estate charge is £260.00 per annum (2024 - 2025)

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.



The property is approached via a generous driveway providing on-site parking for several cars in front of the detached double garage with electrically operated up and over door at the front. A gate leads through into a delightful block paved courtyard at the front which creates a superb private entertaining terrace. The double glazed front door leads through into a welcoming entrance hall with solid white oak flooring and a double glazed door at the rear provides access into the rear garden. The hallway itself provides a double fronted built-in cloaks storage cupboard with an adjacent built-in airing cupboard housing the hot water cylinder, a further useful fitted floor to ceiling storage cupboard, access hatch to the loft space and doors to the living room, kitchen, four bedrooms, recently refurbished wet room and 'Jack and Jill' en-suite bathroom.

The main living room is a light and bright, triple aspect room, positioned at the front of the property with a large double glazed window to the front, two triple glazed windows to the side and double glazed French doors to the other side which lead into the block paved sun terrace courtyard, along with a feature multi fuel burner/stove recessed into the chimney breast with paved hearth.

Adjacent to the living room is bedroom 4 which lends itself to a multitude of uses from dining room to hobbies room or home office. Formerly an archway linked this room to the living room which could easily be re-instated if desired. Positioned behind this room is the rear aspect kitchen which again could be incorporated into the room (subject to the necessary building regulation consent) should anyone wish to create a larger kitchen/family room. The current kitchen is well equipped with a range of base, drawer and wall mounted units, fitted work surfaces, inset dual bowl single drainer sink unit, integrated four burner gas hob with hood over, eye level double oven/grill, space and plumbing for a washing machine and dishwasher, space for additional appliances, modern feature radiator, wall mounted gas boiler concealed by a matching unit and former serving hatch which again, could be re-instated if desired.

Bedroom 1 is positioned at the front of the property and provides a delightful outlook into the sun terrace courtyard and has a door leading to the adjoining large en-suite bathroom which boasts a bath with shower over, his and her twin wash basins, close coupled w.c., door leading into the hallway and an obscure double glazed window to the front.

Bedrooms 2 and 3 are both positioned at the rear, both with built-in double wardrobes. Bedroom 2 has a rear aspect triple glazed window while bedroom 3 has a triple glazed window to the side.

In addition, the property has a wet room which was fully refurbished in recent years, to accommodate the needs for a disabled occupant, with a wall mounted shower unit, modern splash backs, pedestal wash basin and close coupled w.c, along with an oversize heated towel rail and an obscure double glazed window to the side.

To the rear of the property there is a fully enclosed garden, laid predominantly to lawn with established well stocked borders, an array of plants, shrubs and trees, a greenhouse and timber summer house.

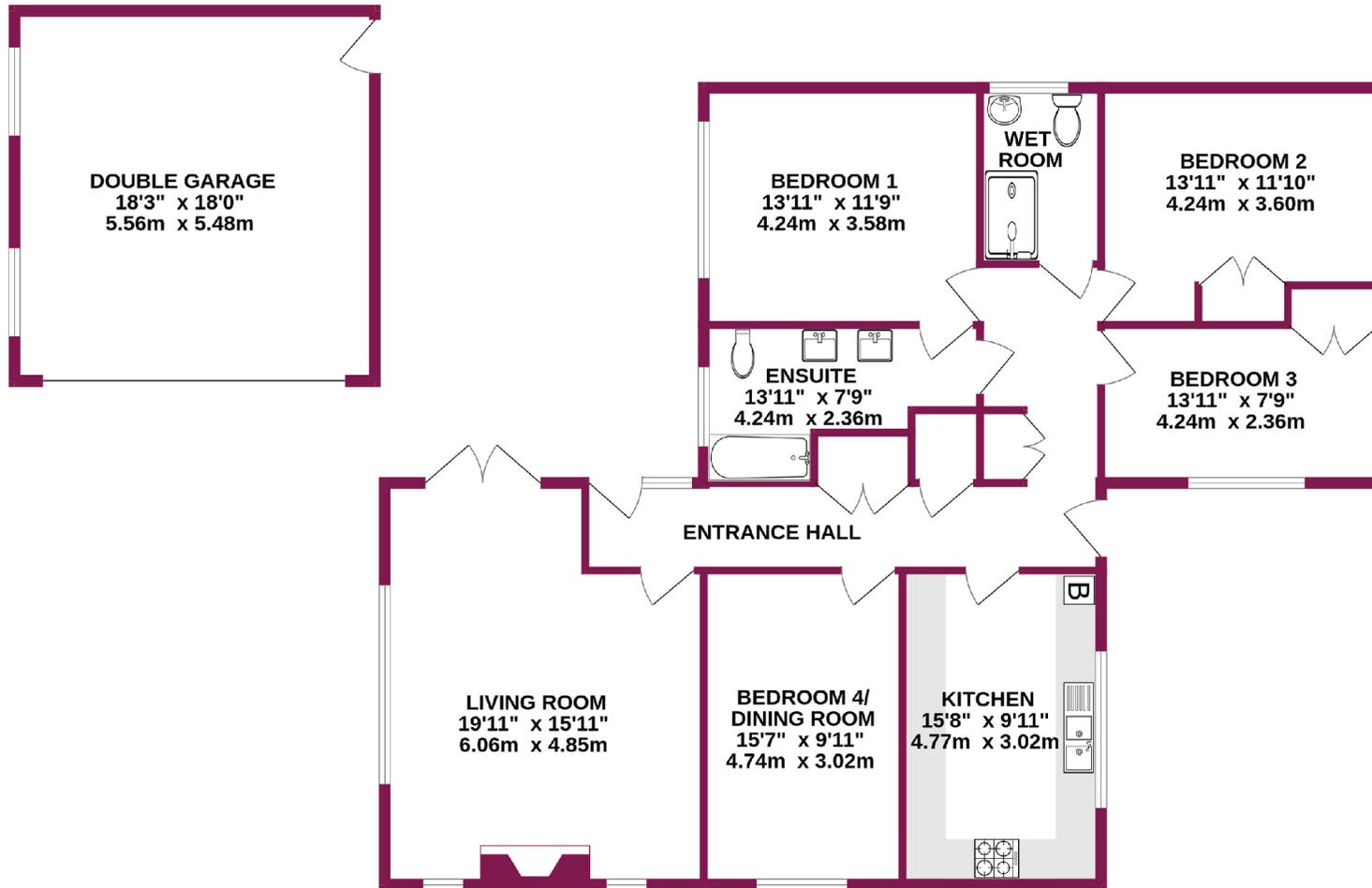
**N.B. - This property is offered for sale with No Onward Chain. A viewing is essential to fully appreciate the idyllic position and proximity to the beach.**



To arrange a viewing contact 01243 267026

# GROUND FLOOR

1699 sq.ft. (157.8 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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 (70)

**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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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.