



14 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

Guide Price £750,000

FREEHOLD

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TO750 - 04/24



Features

- Detached Single Storey Residence
- Idyllic Private Estate Setting
- 3 Bedrooms & 2 Receptions
- NO ONWARD CHAIN
- 1,710 Sq Ft / 158.8 Sq M

Occupying a corner plot position within a highly sought after private estate, this modern style detached single storey residence boasts well proportioned accommodation including a 53' 10" hallway, three bedrooms (with a master bedroom with en suite shower room), generous sitting room with separate dining room, kitchen, bathroom, on-site parking behind double gates and a detached double garage.

Colts Bay was originally created in the 1970's in the grounds of Colts Bay House with a second phase being constructed in the early to mid 1990's. The estate predominantly comprises a mix of individual houses and bungalows with this particular property being one of the later 1990's, with the majority of rooms enjoying the outlook into the walled garden. Amenities are close by and the beach is within a level walk.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, Cathedral and the famous Festival Theatre.



The property is approached via a pair of double gates providing access into a block paved forecourt allowing secure on-site parking in front of the detached double garage.

The front door with natural light flank panelling is at the side of the property and leads into an impressive 53' 10" entrance hall with built-in cloaks cupboard housing the water softener and adjacent built-in airing cupboard housing the hot water tank, along with a natural light double glazed window to the rear, glazed casement double doors to the sitting room, glazed casement doors to the dining room and kitchen, further doors to the three bedrooms and main bathroom.

The kitchen provides a comprehensive range of fitted units and work surfaces, a 1 1/2 bowl single drainer sink unit, space and plumbing for a washing machine, integrated dishwasher, space for an electric cooker with concealed hood over, integrated fridge/ freezer, wall mounted gas boiler and has a double glazed window to the side along with a double glazed door to the rear.

The sitting room is a bright and airy reception room measuring 19' 10" x 13' 10" and provides access into the garden via double glazed French doors with matching flank double glazed panelling, double glazed windows to either side and a feature fireplace with electric fire, marble inserts and hearth and there is a wall mounted air conditioning unit. Adjacent to the sitting room is a separate dual aspect dining room with double glazed windows to the front and side.





Bedroom 1 measures 23' 8" x 11' 10" overall with fitted wardrobes, a double glazed window to the front and door leading to the adjoining en- suite shower room which provides a good size tiled shower enclosure with glazed shower screen and fitted shower, wash basin inset into surround with storage under, close coupled w.c. and double glazed window to the side.

All three bedrooms enjoy a pleasant outlook into the garden, with all three benefitting from fitted wardrobes. Bedroom 3 has an access hatch to the loft space.

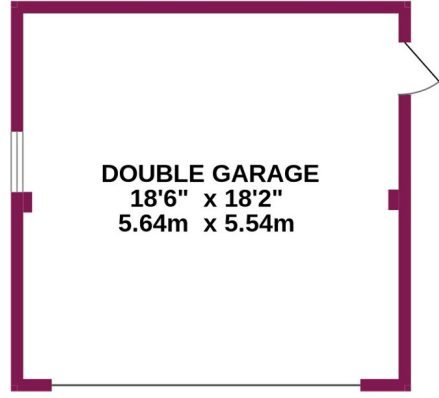
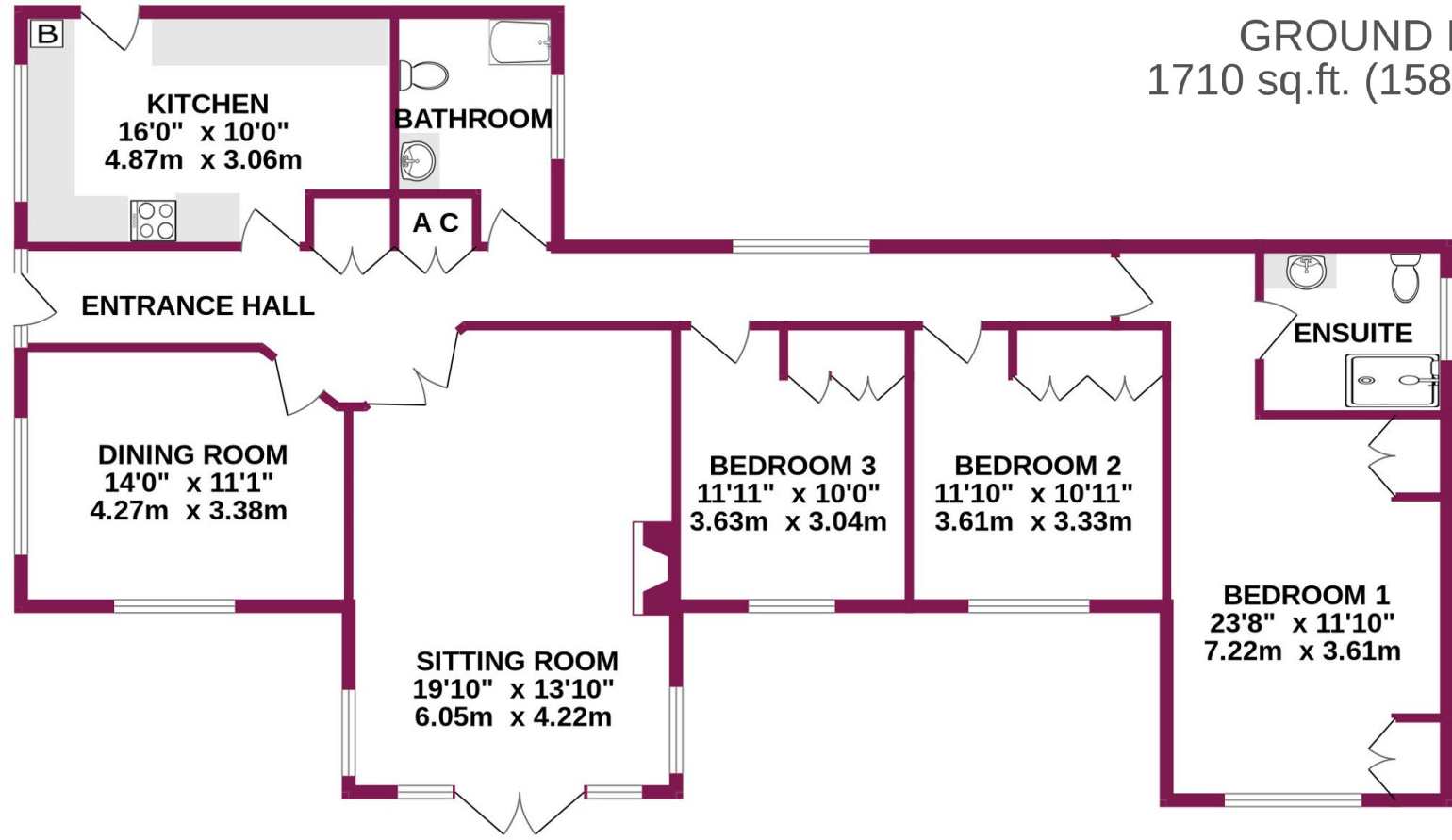
The property also has a bathroom with a walk-in bath with seat, wash basin inset into surround with storage cupboard under, close coupled w.c. and a double glazed window to the side.

Externally there is a double garage measuring 18' 6" x 18' 2" with an electrically operated double door at the front and a window to the side, along with a double glazed door to the side, power and light. The enclosed, walled garden, is a real feature of this delightful home being predominantly at the front of the property and wrapping to the side, with a generous lawn, patio/sun terrace and well stocked borders housing an array of established plants and shrubs. A pathway at the side leads to the rear where a gate leads back into the forecourt.



To arrange a viewing contact 01243 267026

GROUND FLOOR
1710 sq.ft. (158.8 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.8 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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Council Tax: Band F - £3,174.55 (Arun District Council / Aldwick 2024 - 2025)

Current EPC Rating: D (62) **Private Estate Charge:** £135.00 Half Yearly

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.

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