



5 Little Babbsham

Aldwick | Bognor Regis | West Sussex | PO21 3SZ

**PRICE £750,000
FREEHOLD**

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SQ750-02/24



Features

- Superbly Appointed Detached Residence
- 4 Bedrooms, 3 Receptions
- Landscaped Wrap Around Garden
- Annexe Potential
- 2,269 Sq Ft / 210.8 Sq M

Occupying a cul-de-sac position within a sought after residential location, close to amenities, this superbly appointed, detached single storey residence is an incredibly rare find, with four bedrooms, open plan kitchen/dining/living room, utility room, sitting room, study/hobbies room, conservatory, bathroom and en-suite shower room, along with feature landscaped wrap around gardens and double garage.

The property is situated less than half a mile walk to the beach and approximately one and a half miles from Bognor Regis' main-line railway station (London - Victoria 1hr 45mins approx.). West Park, the delightful Marine Park Gardens, and the promenade can all be found close by, along with local amenities in Aldwick Street and Rose Green, as is the Health Centre in Hawthorn Road.

On the northern outskirts of the town there is a retail park with Marks & Spencer's Food Hall, large Sainsburys and Tesco stores, along with stores such as, Lidl, Aldi, B & Q, Pets at Home etc. The city of Chichester can be found within a short drive, which provides a comprehensive selection of shopping facilities, boutiques, bars and restaurants, Waitrose store, the famous Cathedral and the Festival Theatre.



The double glazed front door with flank natural light double glazed panel leads into the welcoming 'L' shaped entrance hall with light oak flooring, large built-in airing cupboard, two additional built-in storage cupboards and access hatch to the loft space. Replacement internal doors lead to the four bedrooms, family bathroom, large utility room and kitchen/dining/living room.

The 'L' shaped kitchen/dining/living room is a delightful, bright and airy, open plan room which provides access into the feature garden via double glazed sliding doors to the side and rear, with further double glazed sliding doors to the adjoining pitched roof large conservatory, which also provides access into the feature garden. The kitchen area has been tastefully designed with a comprehensive range of quality units and work surfaces incorporating a breakfast bar, 'Siemens' appliances including two eye level fan ovens, eye level microwave, integrated five ring Induction hob, with feature hood over and matching splash back, space and plumbing for a dish washer and space for a free-standing fridge/freezer. Adjacent to the kitchen there is a large versatile separate utility room measuring 14' 6" x 11' 3" with a double glazed window and double glazed door to the side, range of fitted units and work surfaces, second sink unit, space and plumbing for a washing machine, dryer and additional appliance and large fitted double storage cupboard.

Accessed from the kitchen/dining/living room, a door leads to the side into an adjoining inner hall with built-in storage cupboard and doors to the sitting room and double garage, which could potentially lend this section of the property into a perfect annexe or accommodation for anyone wishing to co-habit. The sitting room has large double glazed sliding doors which provide access into the feature garden, with a further door at the rear leading through to the adjoining study/hobbies room, or potential annexe style bedroom, which has fitted floor to ceiling storage cupboards with sliding doors, double glazed windows to the side and rear and an access hatch to the pitched roof loft space.



Bedroom 1 boasts a range of fitted bedroom furniture incorporating wardrobes and drawer units, along with a double glazed window to the rear and door to the generous adjoining en suite shower room with oversize shower enclosure with fitted shower, wash basin inset into a surround with storage under, adjacent enclosed cistern w.c., further storage cupboards, heated towel rail and a double glazed window to the rear. Bedrooms 2 and 3 are both front aspect rooms, both with fitted wardrobes, while bedroom 4 is currently utilised as a home office with a double glazed window to the front.

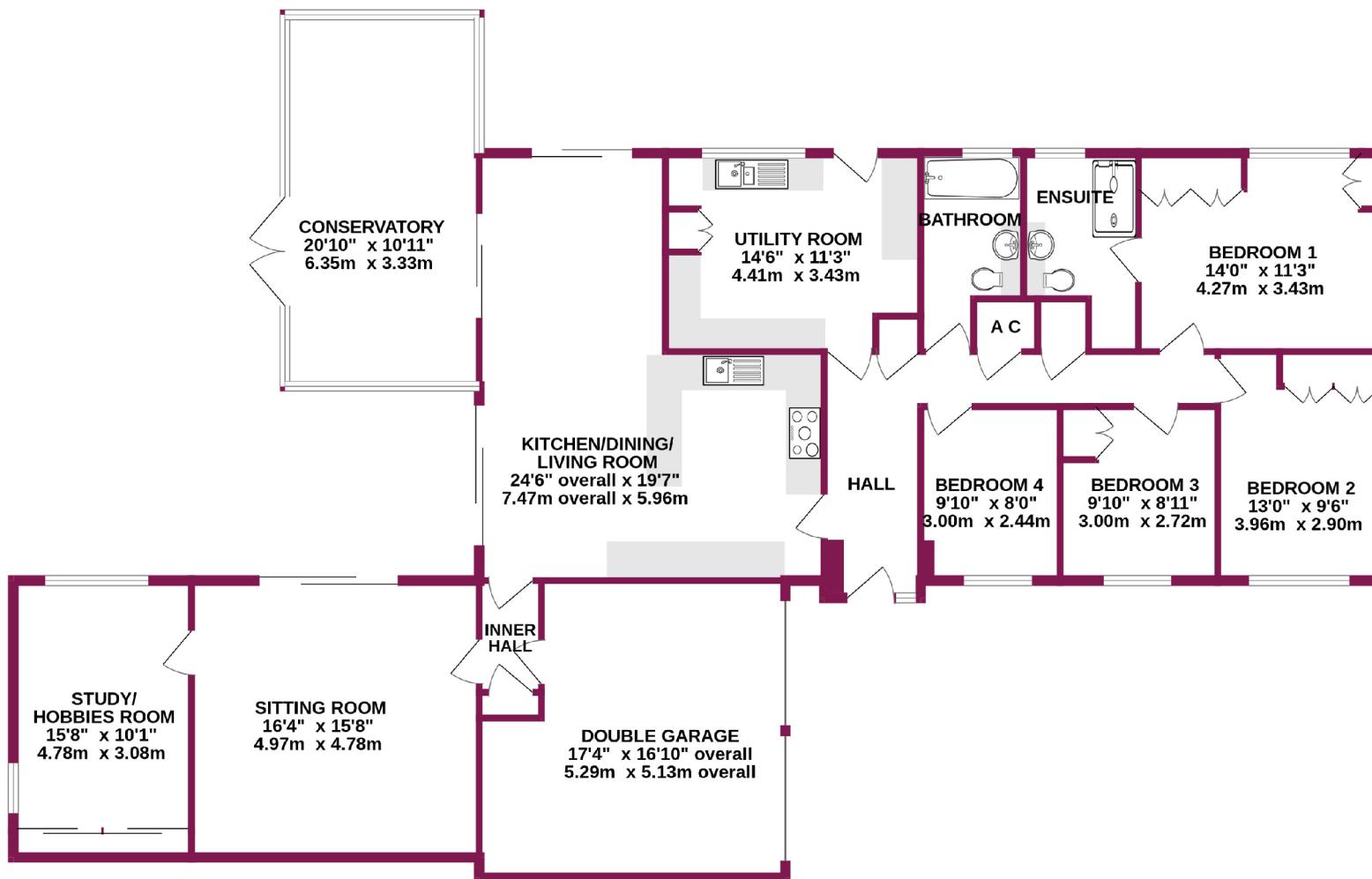
The main bathroom has also been tastefully re-fitted and provides a bath with shower over and fitted shower screen, wash basin with storage under, an enclosed cistern w.c., excellent storage cupboards, heated towel rail and double glazed window to the rear.

Additional improvements include skinned ceilings throughout the property with the majority incorporating inset down lighting, a gas fired heating system via radiators and modern boiler (located in the garage), water softener, exceptional decor throughout and replacement flooring and floor coverings.



GROUND FLOOR

2269 sq.ft. (210.8 sq.m.) approx.



TOTAL FLOOR AREA : 2269 sq.ft. (210.8 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 (75)

Council Tax: Band F £3,023.80
(Arun District Council/Aldwick 2023 - 2024)

Externally, the property boasts an open plan frontage with driveway providing on-site parking for several vehicles leading to the attached double garage with twin up and over doors. The feature rear garden is an absolute delight, wrapping around the property, having been exceptionally well designed and maintained to create tranquil sitting areas, with an array of established shrubs, plants and trees, along with mature screening which provides privacy from neighbouring properties, a large feature raised pond, vegetable patches, timber storage shed and extensive wrap around patio/terrace.

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.

Coastguards 

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