



66 Barrack Lane

Aldwick | Bognor Regis | West Sussex | PO21 4BL

Price £895,000

FREEHOLD

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CL895 - 04/24



Features

- Four Bedroom Detached Chalet Style House
- Highly Versatile Accommodation
- Generous Plot with Ample Parking
- Detached Purpose Built Studio
- 2,230 Sq Ft/207.2 Sq M (inc. studio & garage)

Set well back from the road, in a generous plot, within a sought after residential location, this detached 1930's chalet style home offers highly versatile accommodation, with 4 double bedrooms (master with en-suite shower room), 3 separate receptions, 27' 3 kitchen/living room at the rear, utility room and cloakroom, along with a purpose built studio, lending itself to multiple uses and a detached garage.

Located within half a mile level walk of the beach/seafront with local amenities being found in the nearby Coastguards Parade or Rose Green which provides Doctors Surgery, Library, Post Office, Chemist etc. Bognor Regis town centre can be found approximately 2 miles to the East which provides a mainline railway station (London Victoria 1h 45 mins), promenade and pier.

The historic city of Chichester can be found 6 miles to the West (approx.) which provides a wider range of shopping facilities, the popular Festival Theatre and Cathedral. Goodwood (famous for the race circuit, race course and golf course), Fontwell Park race course, the picturesque South Downs and historic city of Arundel can all be found within a short drive as can the A27 coastal route.



The property is approached via a 5 bar gate at the front, which leads into a large frontage, with gravel driveway providing on-site parking for numerous vehicles. A storm porch protects the recessed front door at the side of the property which opens into a welcoming 'L' shaped entrance hall, with a carpeted staircase to the first floor with handrail/balustrade and useful under-stair storage cupboard. Doors from the hallway lead to the kitchen/living room, sitting room, separate dining room, study and ground floor cloakroom with a w.c, wash basin and double glazed window to the side.

The open plan kitchen/living room is a full width, light and airy room, positioned at the rear of the property, with double glazed windows to both sides and the rear, along with double glazed French doors with flank double glazed panelling to the rear, providing access into the rear garden. The living area enjoys bespoke fitted storage units and engineered oak flooring throughout continuing into the 'Sylvana' kitchen which has been updated in recent years to provide a comprehensive range of fitted units and 'Cortex Stone' work surfaces incorporating a generous breakfast bar, 1 1/2 bowl sink unit, integrated dishwasher, space and plumbing for an American style fridge/freezer and for a Range style cooker with fitted hood over, 'Neff' appliances, integrated microwave oven. A door at the rear leads to the adjoining separate utility room where there is space and plumbing for a washing machine and dryer, along with a wall mounted 'Worcester' gas boiler (installed November 2023), double glazed window and door to the rear leading into the rear garden.

The main sitting room is a dual aspect room measuring 22' 6" x 16' with a double glazed window to the front, two double glazed windows to the side, feature chimney breast with handmade hearth tiles to recess and solid wooden mantel, along with fitted carpet.

Adjacent to the sitting room is the separate dining room with a front aspect double glazed window, feature chimney breast with handmade hearth tiles to recess, along with fitted carpet. In addition, the ground floor offers a versatile study/hobbies room with side aspect double glazed window.

The first floor boasts a generous landing with access hatch to the roof space and a built-in airing cupboard housing the hot water cylinder. Doors lead to the four double bedrooms and family bath/shower room. Bedroom 1 is positioned at the front of the property with a large built-in double wardrobe and benefits from an adjoining en-suite shower room with shower enclosure with fitted power shower, w.c, wash basin and double glazed window to the side. The additional three double bedrooms each provide built-in wardrobes.

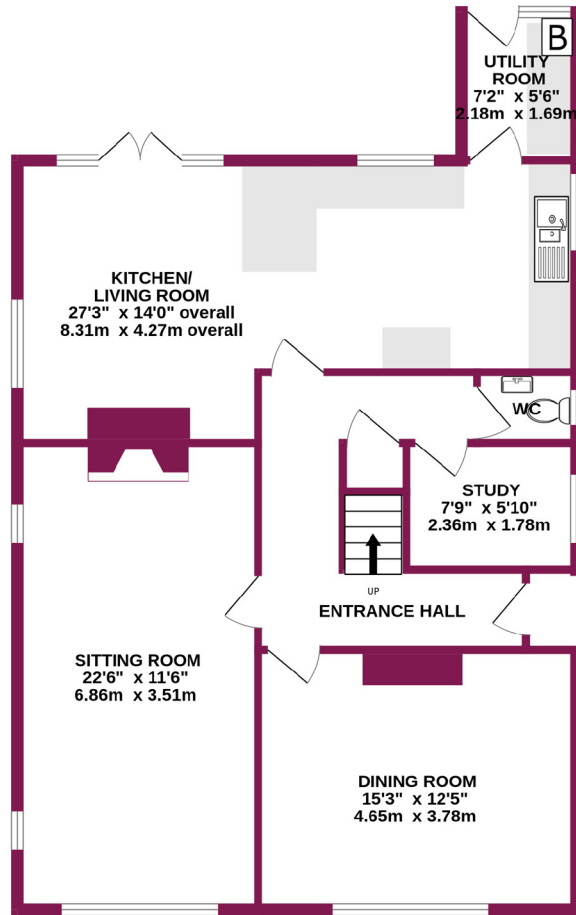
The family bath/shower room boasts a shower cubicle with fitted power shower, bath with mixer tap/shower attachment, close coupled w.c, pedestal wash basin and double glazed window to the side.

Externally, the property is positioned fairly central within its plot, with a 70' (approx.) frontage and 60' x 60' (approx.) rear garden. Positioned at the rear is a purpose built, detached, studio with power, light, electric heating, sink, cloakroom with w.c and wash basin, four double glazed skylight windows, double glazed French doors with double glazed flank windows either side to the courtyard garden. Positioned in front of the studio is a detached garage with double doors at the front. To the side of the property there is a generous area housing timber storage sheds. The rear garden itself is predominantly lawn with an established border, generous patio/terrace and mature screening from neighbouring properties.

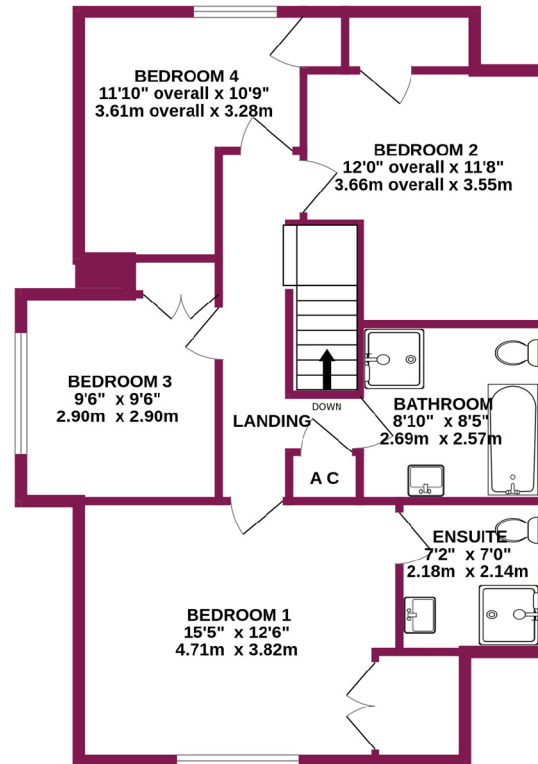
Current EPC Rating: TBC **Council Tax:** Band G £3,662.96 (Arun District Council/Aldwick 2024-2025)



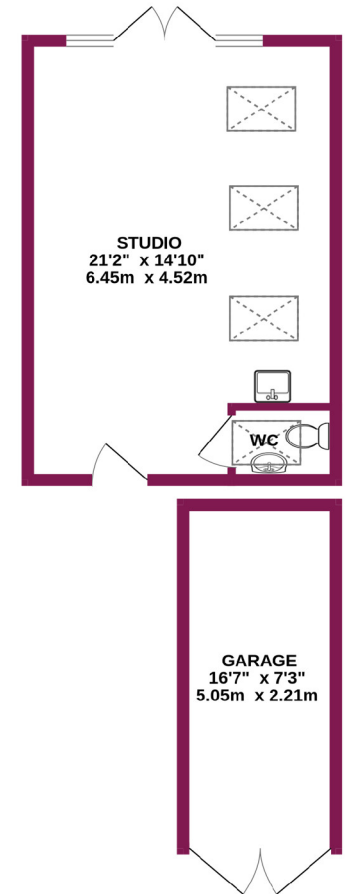
GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



OUTBUILDINGS
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 2230 sq.ft. (207.2 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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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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