



10 A'Beckets Avenue

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4LX

Guide Price £600,000

FREEHOLD

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NE600 - 05/24



Features

- Detached Cottage Style Residence
- 3 Bedrooms, 2 Reception Rooms
- Generous Rear Garden
- NO ONWARD CHAIN
- 1,204 Sq Ft / 111.8Sq M

Offered for sale with No Onward Chain, this delightful, detached, cottage style residence, boasts a wealth of characteristic features and charm with the accommodation comprising in brief entrance lobby, hallway, ground floor cloakroom/w.c, dining room, sitting room, sun room and store room, first floor landing, three bedrooms and first floor bathroom, along with a generous rear garden with scope to extend.

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 p.a. (2024 - 2025).

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 3 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 gravel driveway at the front which leads to the front door which is positioned at the side of the property, which leads into an entrance lobby with an internal glazed door to the hallway and feature bespoke wooden door to the ground floor cloakroom with w.c wash basin and double glazed window to the side.

The hallway has a feature carpeted staircase to the first floor with handrail/balustrade, a natural light double glazed window to the rear, picture rail surrounds and under stair storage cupboard with light (housing the electrics and meters). Bespoke wooden doors lead from the hallway to the dining room, sitting room and kitchen/breakfast room.

The dining room is a dual aspect room with double glazed windows to the front and side and picture rail surround. Adjacent to the dining room is the charming sitting room with feature double glazed bay window to the front, along with a double glazed door providing access into the front garden, picture rail surround and feature fireplace with recessed wood burning stove.

The kitchen/breakfast room is a good size with two double glazed windows to the rear enjoying a pleasant outlook into the rear garden, two double glazed windows to the side and a double glazed door to the side, leading into the adjoining sun room. The kitchen boasts a comprehensive range of fitted units and work surfaces, space for a Range style cooker with hood over, space and plumbing for a washing machine, space for a fridge or freezer and useful walk-in pantry style cupboard.

The sun room provides access into the rear garden via a double glazed door to the rear with flank double glazed windows and a double glazed roof, along with a door to the front into an adjoining useful store room which currently houses a freezer.



The first floor landing has a natural light double glazed window to the rear, picture rail surround and large walk-in airing cupboard with light and fitted shelving, housing the hot water cylinder and access to eaves storage. From the landing bespoke wooden doors lead to the three bedrooms and the family bathroom.

Bedroom 1 is a dual aspect, good size double room, with double glazed windows to the side and front, picture rail surround and built-in over stair wardrobe/storage cupboard.

Bedroom 2 is also a dual aspect room with double glazed windows to the front and side, picture rail surround, along with a feature exposed brick decorative fireplace.

Bedroom 3 is a front aspect room with a double glazed window and picture rail surround.

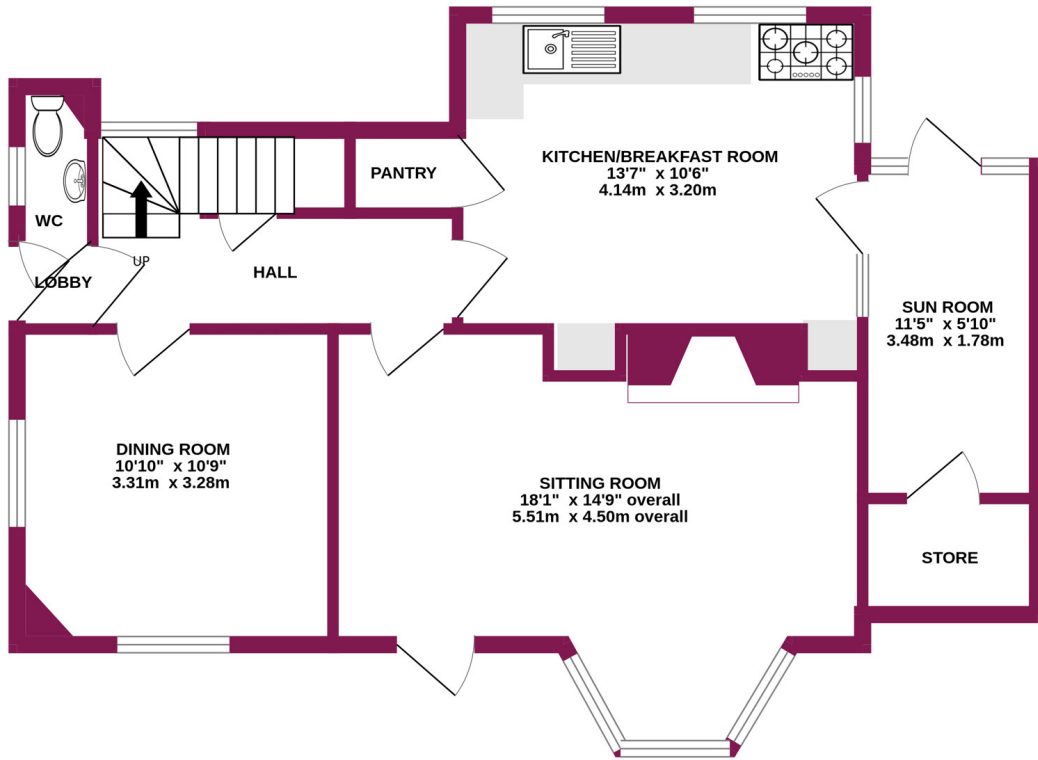
The family bathroom has a double glazed window to the side, bath with mixer tap/shower attachment, close coupled w.c, pedestal wash basin, tiled splash backs, heated towel rail, wall mounted medicine cabinet and an access hatch to the loft space.

In addition, the property has a gas heating system via radiators and wall mounted gas boiler situated within a kitchen cupboard.

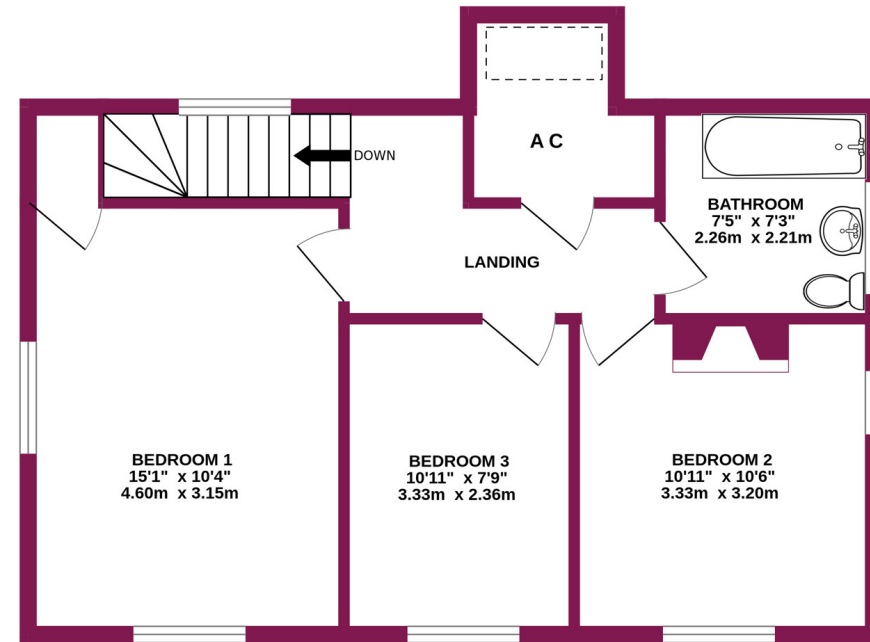


To arrange a viewing contact 01243 267026

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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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Externally, the property has on-site parking via a gravel driveway which leads to the pitched roof garage with double doors at the front. Please note the garage currently has restricted vehicular access due to the hedgerow at the side. The frontage is laid mainly to lawn with established borders of hedgerow, trees and shrubs. To the rear there is a generous lawned garden providing ample space to extend, if desired, (subject to the necessary consents), along with paved patio terraces, an external water tap and courtesy lighting. Mature foliage and trees provide screening from neighbouring properties.

N.B - This property is offered with No Onward Chain

Current EPC Rating: D (66) Annual Estate Fee: £260.00 p.a. (2024 - 2025)

Council Tax: Band F £3,174.55 p.a. (Arun District Council/Aldwick 2024 - 2025)

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 

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk