



## Hurstwood, West Drive

Aldwick | Bognor Regis | West Sussex | PO21 4LZ

**Guide Price £800,000**  
**FREEHOLD**



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HA800-05/24



## Features

- Detached Spanish Villa Style Residence
- Versatile Single Storey Accommodation
- Double Garage and Driveway
- No Onward Chain
- 1,929 Sq Ft / 179.3 Sq M

Believed to have been originally constructed in the mid 1980's, to a very individual, villa style design, this deceptive, detached, single storey residence is situated within the highly sought after Aldwick Bay private estate. The property boasts 3 bedrooms (2 with en-suite facilities), kitchen, utility room, 2 separate receptions, conservatory, versatile work/hobbies room, double garage and established gardens.

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 providing on-site parking for several cars in front of the attached double garage. A pathway to the side of the property, with feature archways over, leads to the recessed front door positioned at the side, which leads into an 'L' shaped entrance hall where there is a large walk-in airing cupboard.

A glazed door from the hallway leads into the triple aspect sitting room, which provides access into the rear garden via large sliding double glazed doors at the rear, along with a feature fireplace with wood burning stove. A door to the side leads through to the adjoining dining room with a double glazed window to the side and double glazed French doors to the rear, leading into the large pitched roof, double glazed conservatory, with tiled flooring, which also provides access to the rear garden via a pair of double glazed French doors.

From the dining room an archway leads through to the adjoining kitchen, with a double glazed window to the side, fitted units and work surfaces, integrated electric hob, with hood over, integrated double oven/grill, with integrated microwave over, integrated concealed fridge/freezer and space and plumbing for a slimline dishwasher, along with a door to the hallway and door to the adjacent utility room which has a double glazed window and double glazed door to the side, additional units and work surfaces, second sink unit, space and plumbing for a washing machine and wall mounted electric consumer unit.

Bedroom 1 has a built-in wardrobe, a double glazed window to the side, double glazed sliding doors to the front to the work/hobbies room and a door to an en-suite bath/shower room, with w.c, wash basin, shower cubicle with power shower, bath and double glazed window to the side.

Bedroom 2 has a built-in wardrobe, double glazed window to the side and door providing access into a second en-suite bath/shower room with bath, oversize shower enclosure with power shower, w.c, wash basin, a double glazed window to the side and a door which provides access into the adjoining highly versatile work/hobbies room, which in-turn leads to a useful porch one side and lobby to the other side which in-turn provides access into the attached double garage. Both the porch and the lobby have doors leading outside.

In addition, there is a third bedroom with side aspect double glazed window and adjacent guest cloakroom (former shower room), with a double glazed window to the side, w.c. and wash basin, along with a shower enclosure which is currently used for storage with no shower.

The property also offers double glazing and now has electric heating, albeit the wall mounted gas boiler remains in situ in the utility room and a gas meter remains, should anyone wish to install a new gas heating system.

Externally, the rear garden has been landscaped with paving and gravel along with an array of shrubs and plants. The garden has, unfortunately, become somewhat overgrown, but contains a wide selection of shrubs and trees including a variety of Acers.

**N.B. This property can be offered with No Onward Chain. A viewing is advised to fully appreciate the location and size of accommodation on offer.**

**Current EPC Rating:** E (40)

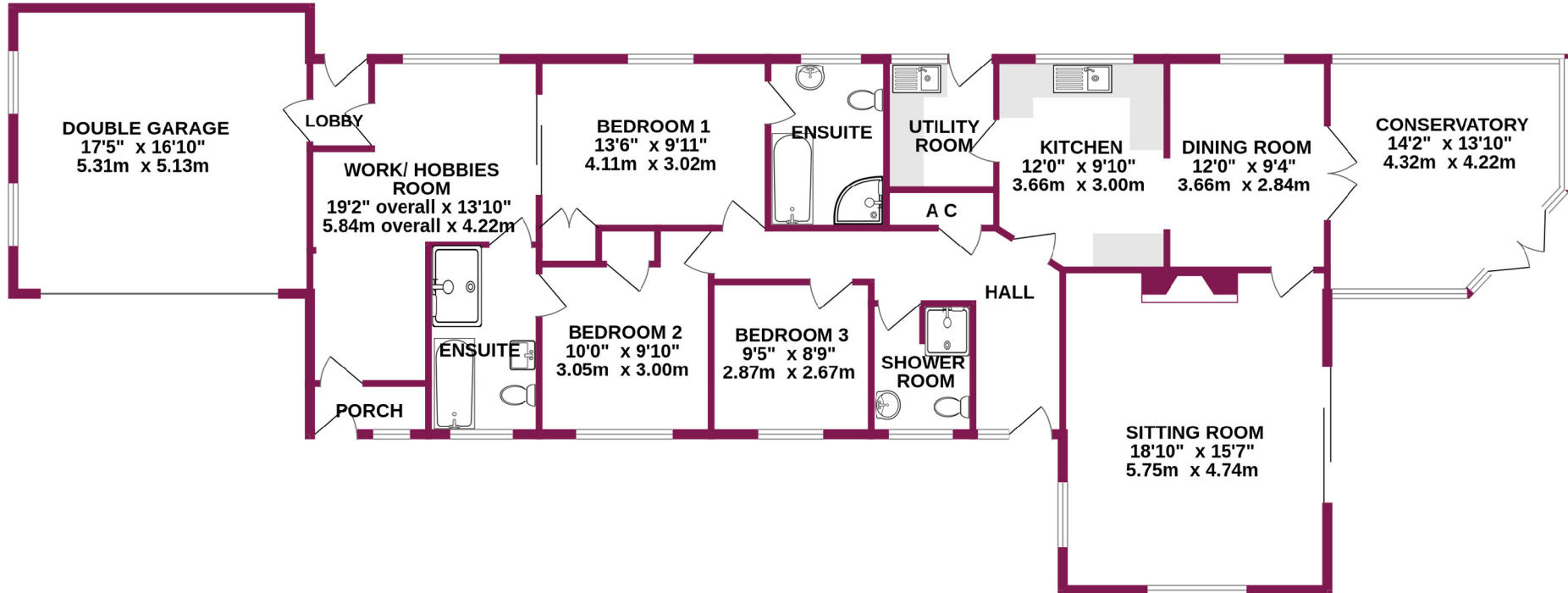
**Annual Estate Management Fee:** £260.00 p.a. (2024 -2025)

**Council Tax:** Band E £2,686.16 p.a. (Arun District Council/Aldwick 2024- 2025)



To arrange a viewing contact 01243 267026

## GROUND FLOOR 1929 sq.ft. (179.2 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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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