



**21 A'Beckets Avenue**

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

**Guide Price £695,000**

**FREEHOLD**

# 21 A'Beckets Avenue

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PH695 - 05/24



## Features

- Superbly Appointed Cottage Residence
- 3 Bedrooms & Potential To Extend Into Loft
- Kitchen/Breakfast Room & Utility Room
- NO ONWARD CHAIN
- 1,410 Sq Ft / 131.0 Sq M

Offered for sale with No Onward Chain, this superbly appointed cottage style residence, has been extensively improved by the current owners and boasts the perfect combination of a modern feel, while retaining the charm and characteristic features from its origins, with a delightful rear aspect open plan living/dining room with tri-fold doors on to the landscaped rear garden.

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.



A double glazed front door leads into a useful generous porch at the front of the property with a double glazed window to the front and an obscure double glazed door to the side. An inner glazed leaded light door leads into the welcoming entrance hall where there is a generous under stair storage cupboard housing the modern electric consumer unit and meters. A carpeted staircase leads to the first floor with a secondary glazed window to the front into the entrance porch. Doors lead from the hallway to the kitchen/breakfast room, living room and ground floor cloakroom which has a close coupled wc, wall mounted corner wash basin, quarry tiled flooring, an obscure double glazed window to the side and feature radiator/heated towel rail.

The recently refitted kitchen breakfast room has two double glazed windows to the front and a natural light window to the side into the adjoining utility room. The kitchen boasts a comprehensive range of fitted units and light grain work surfaces with a one and half bowl single drainer sink unit with mixer tap, integrated concealed fridge, hood over space for a cooker, tiled splash back surrounds and inset ceiling down lighting. A door leads to the side into the utility room which boasts further work surfaces, space and plumbing for a dishwasher and washing machine along with space for additional appliances, feature Butler style sink unit and doors to both the front and rear providing access to the front garden and rear garden.

The main living room is a delightful bright and airy room with feature double glazed bay with double glazed French doors providing access to the sun terrace and rear garden, additional rear aspect double glazed window, exposed wood flooring and feature exposed brick feature fireplace with recessed wood burning stove. The living room is open plan to the former dining room which now boasts double glazed tri-fold doors to the rear leading out to the sun terrace and rear garden, a double glazed window to the side and exposed wood flooring.

The first floor landing has a natural light feature double glazed window to the front, large walk-in airing cupboard housing the gas boiler and hot water tank, along with eaves storage access and a large hatch with cantilever pull down ladder, which provides access into the partially converted loft space, with a skylight/Velux window to the rear, loft storage area and attic room.

Doors from the landing lead to the three bedrooms and bathroom. Bedroom 1 is a good size dual aspect double room with double glazed windows to the rear and side, feature exposed brick decorative fireplace and useful built-in storage cupboard. Bedroom 2 is also a dual aspect room with double glazed windows to the side and rear and has a vanity wash basin. Bedroom 3 is a single bedroom with double glazed window to the rear and also has a vanity wash basin.

In addition, the first floor has a bathroom with bath with shower over, pedestal wash basin, close coupled wc, radiator/heated towel rail and double glazed window to the side.

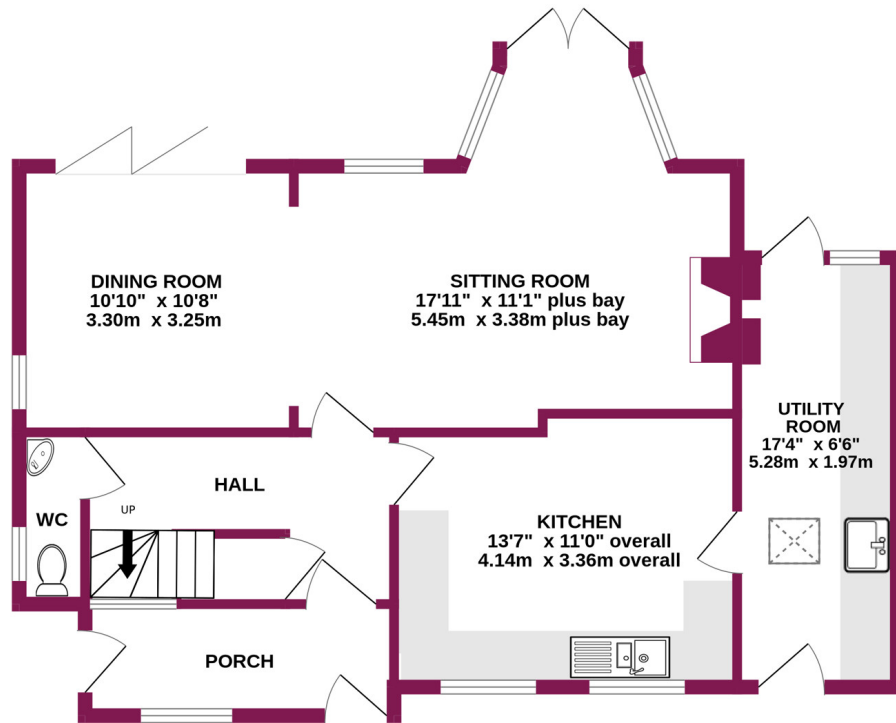
The property offers a modern gas heating system via radiators and Vaillant boiler housed in the airing cupboard.

Externally the property boasts a pretty frontage with a block paved pathway leading to the front door and block paved driveway providing on-site parking in front of the garage with double doors at the front.

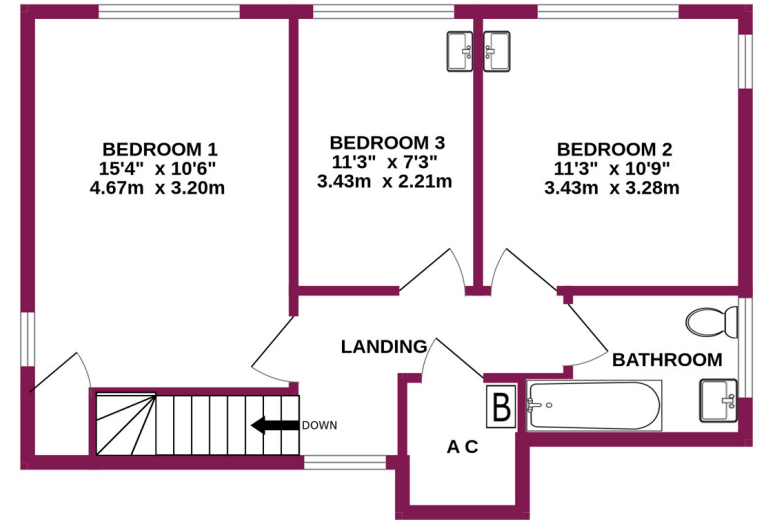
The Westerly rear garden is a real feature of this delightful home with a paved sun terrace, central lawn, established plants and shrubs, well stocked borders and mature hedgerow and foliage providing screening from neighbouring properties. To the rear there is a decked sitting area, gravel area and large timber store.



**GROUND FLOOR**  
883 sq.ft. (82.0 sq.m.) approx.



**1ST FLOOR**  
527 sq.ft. (49.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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**N.B** - This property is offered with No Onward Chain

**Current EPC Rating:** D (68) **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.



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