



**27 Fish Lane**

Aldwick | Bognor Regis | West Sussex | PO21 3AH

**Guide Price £675,000**  
**FREEHOLD**

# 27 Fish Lane

Aldwick | Bognor Regis | West Sussex | PO21 3AH

HI675-05/24

## Features

- Four Bedroom Detached House
- One Of A Pair Constructed Circa 1980
- Well Proportioned Accommodation
- Two Separate Reception Rooms
- Kitchen/Breakfast Room & Separate Utility Room
- Double Garage & On-site Parking
- Southerly Rear Garden
- Favoured Location Close To Amenities & Beach
- Approx. 2,575 Sq Ft / 239.2 Sq M (Incl. Garage)

**Current EPC Rating:** D (67)

**Council Tax:** Band G £3,662.96 p.a. (Arun District Council/Aldwick 2024-2025)

Situated in a favoured residential location close to popular West Park and the seafront, this detached two storey residence was constructed circa 1980 as one of a pair of individually built houses and has remained in the same ownership since 1986.

The property boasts incredibly light and airy accommodation with the principal rooms all enjoying the Southerly aspect overlooking the delightful landscaped rear garden. The ground floor boasts a spacious welcoming entrance hall, cloakroom/w.c, dual aspect generous living room, separate dining room, modern fitted kitchen/breakfast room with separate utility room, while the first floor provides a landing, four good size bedrooms (principal bedroom with generous en-suite bathroom) and family bath/shower room.

In addition, the property also offers double glazing, a gas heating system via radiators with modern boiler and large airing cupboard housing the hot water cylinder, a generous attached double garage and delightful wrap around front, side and sunken rear gardens.

Local amenities can be found close by in Aldwick Street where there is a One-Stop convenience store, the Aldwick parade with Tesco Express and a variety of eateries and food outlets, Rose Green village centre with its butchers/fishmongers, Post Office, greengrocers etc, while Bognor Regis town centre lies approximately one mile to the East with its promenade, pier, array of shops, bars, restaurants and mainline railway station (London - Victoria 1hr 45 mins approx.).

On the Northern outskirts of the town there is a large retail park with Sainsburys and Tesco stores, along with an array of other outlets including B & Q, Wickes, Lidl, Aldi, Marks & Spencers Food Hall, etc.





The front door with flank obscure double glazed natural light panelling opens into a welcoming entrance hall with an easy rise staircase to the first floor with high level double glazed window to the front over the half landing and large under stair storage cupboard with light. Double doors from the hallway lead into the living room while further doors lead into the dining room, adjoining double garage and ground floor cloakroom with wc, wash basin, heated towel rail and an obscure double glazed window to the side.

The kitchen/breakfast room has double glazed windows to the side and rear and boasts a comprehensive range of fitted units complemented by granite work surfaces incorporating a breakfast bar, integrated large gas hob with hood over, integrated double eye level oven/grill and an integrated dishwasher, along with a useful serving hatch into the adjacent dining room. A door to the side leads from the kitchen into the adjoining separate utility room which offers a further range of fitted units and work surfaces, a second sink unit, cupboard housing the wall mounted modern gas boiler, space and plumbing for a washing machine, space for additional appliances, along with a double glazed window and double glazed door to the side.

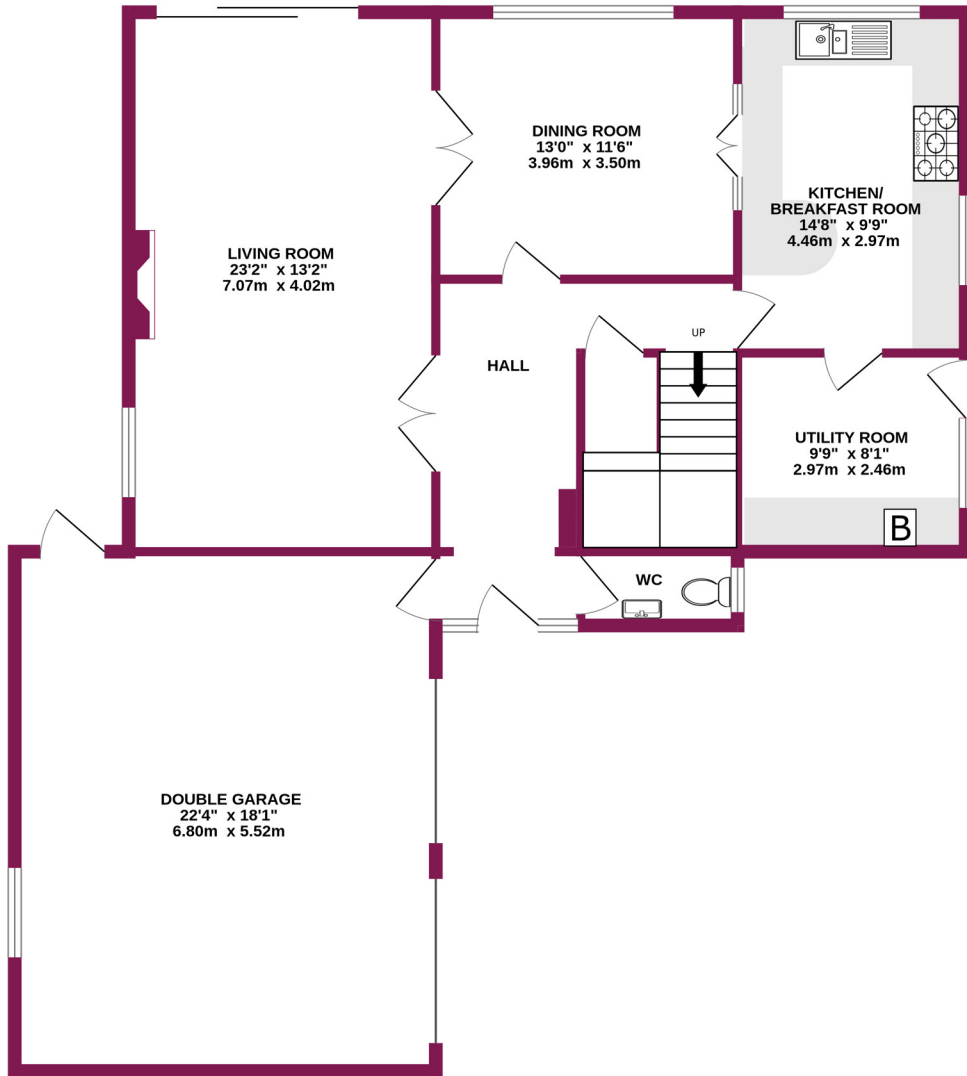
The living room is a good size dual aspect room with a double glazed window to the side, feature stone fireplace and double glazed sliding doors to the rear leading out to a delightful raised sun terrace with steps down to the rear garden. Double doors lead from the living room into the adjoining dining room which has a large double glazed window to the rear.

The first floor offers a landing with access hatch to the loft space and large built-in airing cupboard housing the hot water cylinder. Doors lead from the landing to the four bedrooms and family bath/shower room. All four bedrooms have double wardrobes with bedroom 1 benefiting from sea views to the rear and a good size adjoining en-suite bathroom with bath, wash basin, wc, radiator and double glazed window to the front. In addition, there is a modern bath/shower with shower cubicle, bath, wash basin, wc, and heated towel rail.

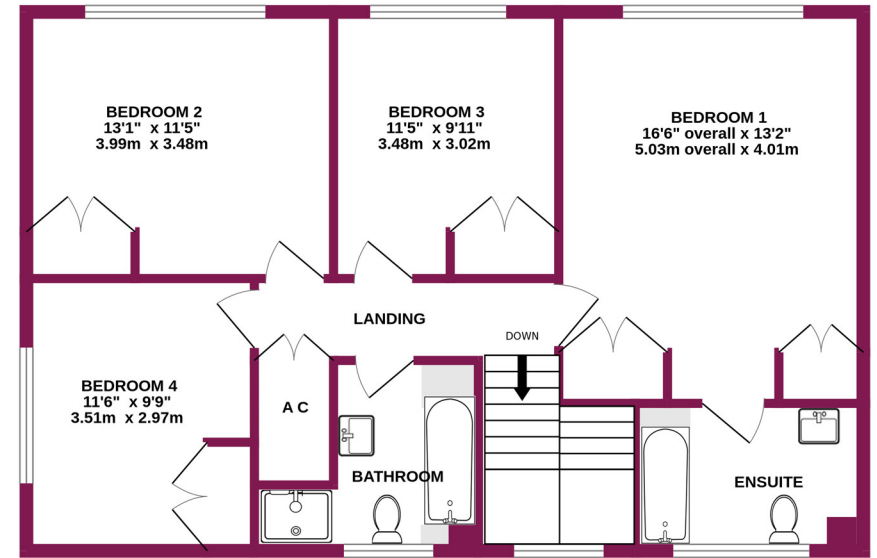


To arrange a viewing contact 01243 267026

**GROUND FLOOR**  
1274 sq.ft. (118.3 sq.m.) approx.



**1ST FLOOR**  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2106 sq.ft. (195.6 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.  
Made with Metropix ©2024





Externally, there is a gravel driveway to the front providing on-site parking in front of the double garage which has two manually operated doors at the front, a double glazed window to the rear, power, light and a double glazed door to the side leading into the garden. The front and side gardens are laid to lawn with established shrubs. A feature brick wall with arch and gate at the side of the property leads through to the rear where there is a timber storage shed and steps leading down to the delightful sunken rear garden which boasts a generous lawn, decked raised terrace under a mature Magnolia, established well stocked borders, shrubs and hedgerow providing screening from neighbouring properties, a feature raised purpose built pond, paved sun terrace with steps leading up to the terrace accessed from the living room with metal balustrade, and further steps leading up to a side passage accessed from the utility room with gate to the front.

**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.



6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)