



6 Marquis Way

Aldwick | Bognor Regis | West Sussex | PO21 4AT

Guide Price £950,000
FREEHOLD

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SI950 - 06/24

Features

- Idyllic Private Estate Setting
- Residents Private Gated Access to Beach
- Detached Two Storey Residence
- 4 Bedrooms
- Plus 1 Bedroom Self Contained Annexe
- Superbly Presented Throughout
- GFCH (radiators) and Double Glazing
- Double Garage and Parking
- Approx. 2355 Sq Ft / 218.8 Sq M (Inc. garage)

Occupying a tucked away position within this modern private estate which provides residents private gated access to the beach, this superbly appointed detached 4 bedroom residence provides an additional one bedroom self contained ground floor annexe along with a modern fitted kitchen, separate utility room, sitting room, separate dining room, study/hobbies room and delightful living/sun room.

The front door opens into an impressive welcoming entrance hall with feature high level natural light double glazed arch window to the front. An easy rise staircase with glazed balustrade and under-stair cupboard rises to the first floor feature galley style landing. The hallway boasts exposed wood flooring. Doors open to the kitchen, a double doorway to the separate dining room, sitting room, study/hobbies room and ground floor cloakroom with w.c, wash basin and double glazed window to the front.

The kitchen has been tastefully updated and provides a comprehensive range of fitted units and work surfaces incorporating a single drainer 1 1/2 bowl sink unit, integrated electric hob with hood over, eye level oven with adjacent microwave/combi oven and warming drawer, space for an American style fridge/freezer, tiled flooring, feature glazed block work to the side, double glazed French doors to the rear into the adjoining living/sun room and door to the front into the adjacent utility room with further units and work surfaces, 2nd sink unit, space and plumbing for a washing machine and dryer, a double glazed window to the front, tiled flooring and door to the side into the adjoining annexe accommodation.

The Sitting room is a delightful dual aspect room with 2 double glazed windows to the side, double glazed French doors to the rear with matching flank double glazed panelling, exposed wood flooring and feature stone fireplace with recessed wood burning stove.

Positioned between the kitchen and sitting room there is a separate dining room with exposed wood flooring and French doors to the rear providing access into the fabulous pitched roof living/sun room, tiled flooring, double glazed windows to both sides and rear, three skylight windows and feature tri-fold double glazed doors providing access into the rear garden. There is also an additional ground floor study/hobbies room with 2 double glazed windows to the front and exposed wood floor.





In addition, the ground floor boasts a self contained annexe with its own private entrance leading into an open plan sitting room with modern kitchenette, bedroom and bathroom with roll top bath, high level w.c and wash basin.

The first floor boasts a landing with built-in deep airing cupboard. A master bedroom suite with fitted wardrobes and French doors onto a rear balcony/terrace and a door to the adjoining en suite, double glazed window to the side. The bathroom comprises a panel bath with shower over and fitted shower screen, enclosed cistern w.c, wash basin inset into surround with storage under, tiled walls and floor and double glazed window to the front. Bedrooms 2, 3 and 4 are all good size double bedrooms with bedrooms 2 and 3 benefiting from built-in double wardrobes.

The family bathroom boasts a 'P' shaped panel bath with shower over and fitted shower screen, wash basin with storage under, close coupled w.c, tiled walls and flooring and a double glazed window to the front.

Externally there is on-site parking in front of the attached pitched roof double garage with 2 electric vertical roller doors at the front and window to the side. The rear garden has been tastefully landscaped to provide a central lawn with gravel sitting area, paved sun terrace, storage area to one side and gravel pathway leading to the other side to a raised decked area with timber storage shed and access gate to the front.

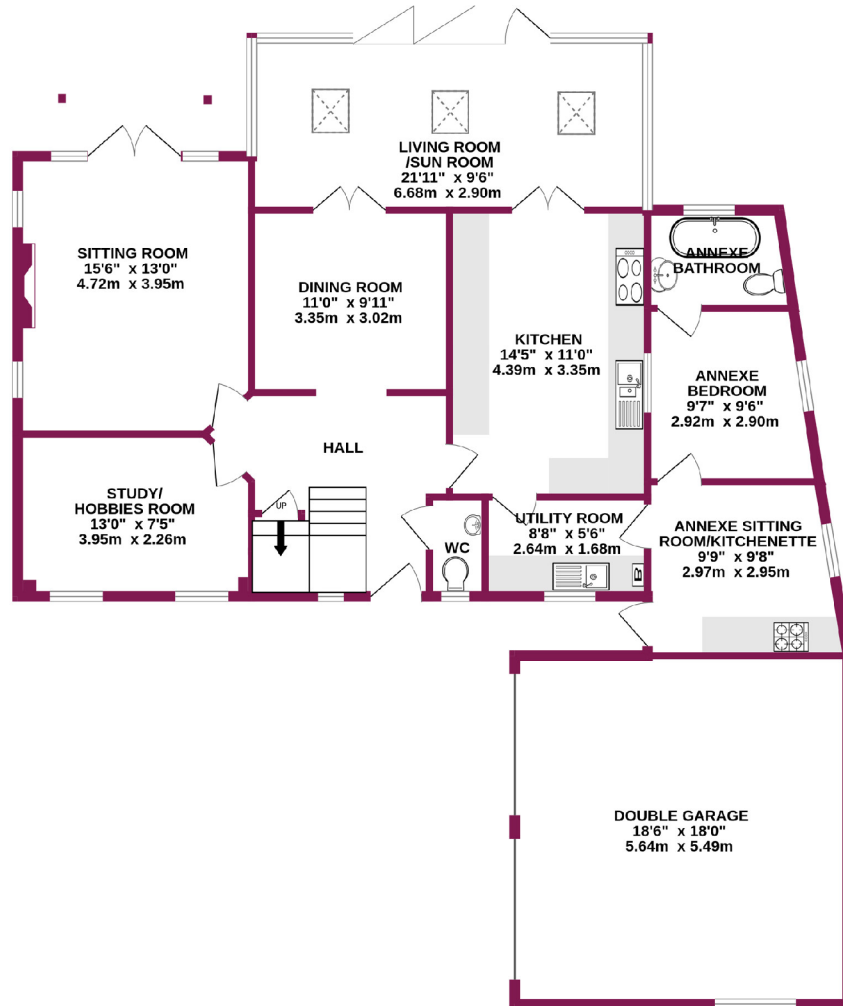
Current EPC Rating: C (71)

Council Tax: Band G £3662.96 p.a. (Arun District Council/Aldwick 2024-2025)

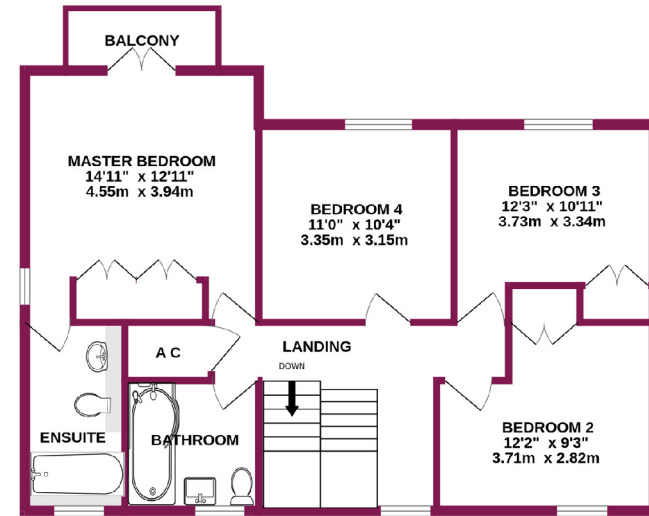


To arrange a viewing contact 01243 267026

GROUND FLOOR
1570 sq.ft. (145.9 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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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