



12 Regis Avenue

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HQ

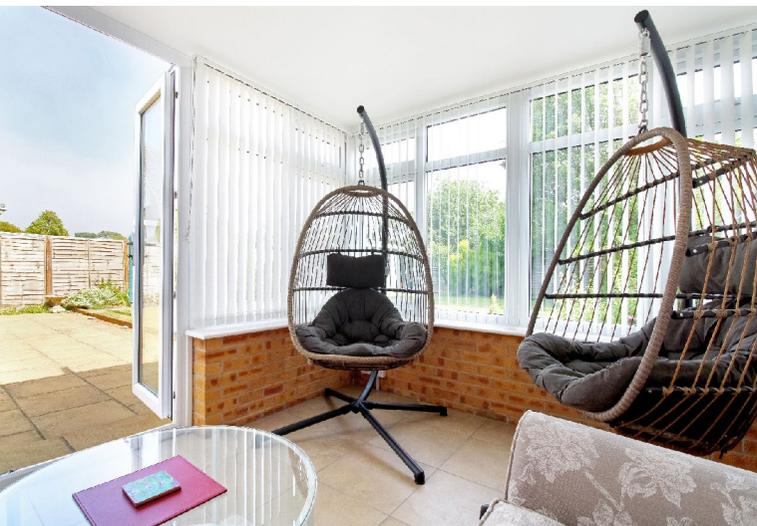
Price £725,000

FREEHOLD

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WA725-06/24



Features

- Detached Chalet Style Home
- 3 - 4 Bedrooms
- Private Estate Setting
- Solar Panels & Water Softener
- 2,072 Sq Ft / 192.5 Sq M (incl. garage)

A delightful light and airy detached chalet style home positioned within the highly sought after Aldwick Bay private estate with accommodation comprising: porch, generous reception hall, fitted kitchen/breakfast room, living room, sun room, dining room/ground floor bed 4, ground floor wet room, landing, three first floor bedrooms, family bathroom, integral garage, driveway & enclosed Southerly 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 estate is collectively owned by the residents and the annual estate charge is £260 (2024).

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 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 double glazed front door with flank double glazed natural light panelling leads into a generous entrance porch/lobby with tiled flooring. Glazed double casement doors lead through into the central generous reception with an easy-rise carpeted staircase to the first floor, with high level natural light double glazed window to the side over the half landing and a useful under stair storage cupboard, along with a built-in cupboard housing the lagged hot water cylinder and an additional built-in storage cupboard with space and plumbing for a washing machine. From the hallway doors lead to the kitchen, dining room/ground floor bedroom 4, wet room and integral garage while a pair of casement style glazed doors lead into the living room.

The living room is a bright and airy room positioned at the rear with high level double glazed natural light window to the side, feature fireplace with gas coal effect fire and large double glazed French doors with flank double glazed panelling to the rear, providing access into the rear garden. A further double glazed door to the rear leads into the adjoining sun room which has double glazed windows to the side and rear, double glazed French doors to the side, tiled flooring and pitched skimmed roof.

The kitchen/breakfast room boasts a comprehensive range of fitted units and work surfaces incorporating a breakfast bar, single drainer sink unit with mixer tap, electric hob with concealed hood over, eye level double oven/grill, integrated dishwasher, tiled flooring, double glazed window to the rear, double glazed door to the side and walk-in pantry cupboard with power and light.





Positioned at the front of the property is a second reception room which lends itself to a variety of uses ranging from a hobbies room/ study to a ground floor 4th bedroom, which is currently utilised as a dining room with a double glazed bow window to the front.

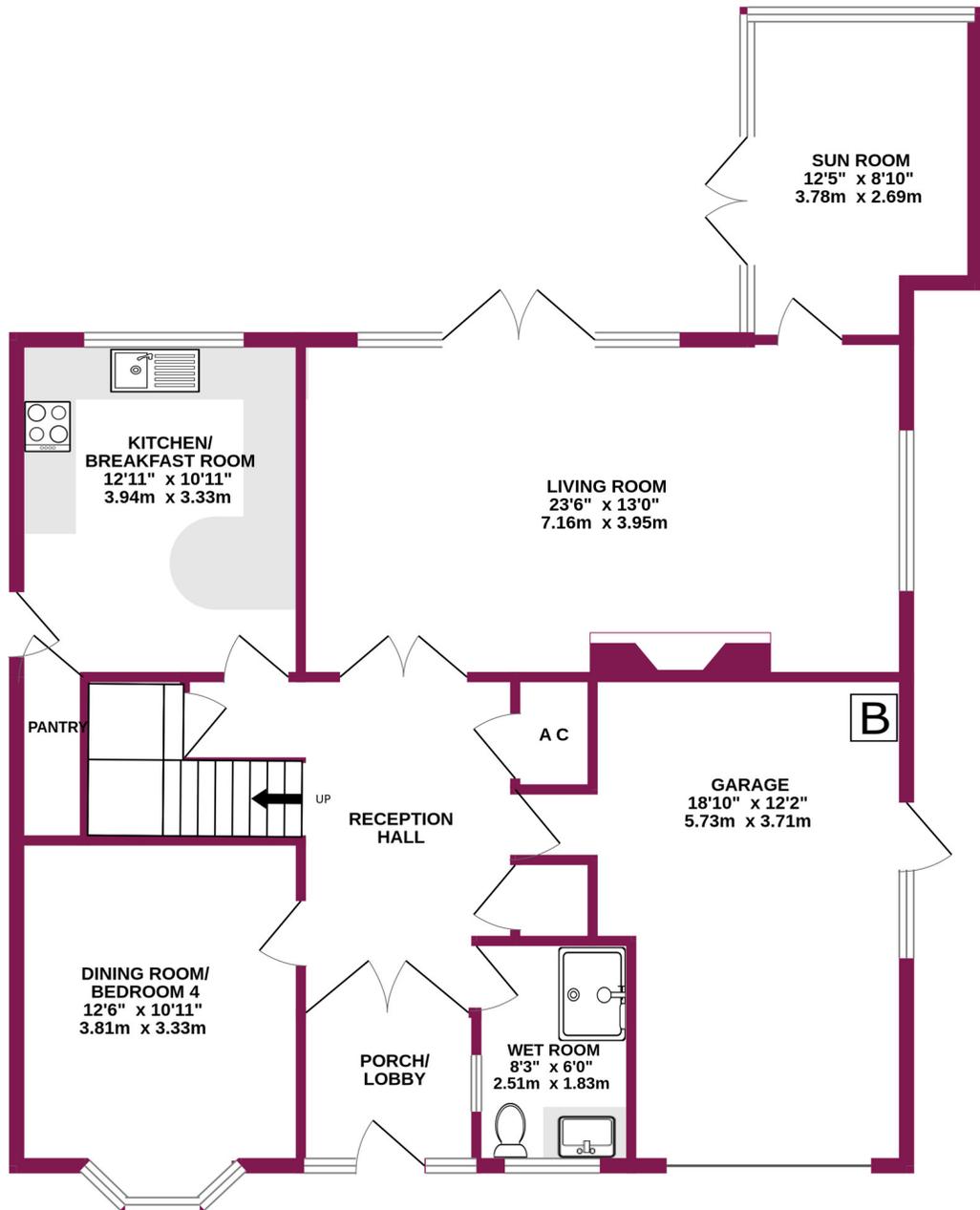
In addition, the ground floor offers a modern wet room with glazed shower screen, fitted power shower unit, wash basin with storage cupboard under, close coupled w.c, heated towel rail, high level double glazed window to the front and patterned window to the side into the porch/lobby.

The first floor has a generous landing with access hatch to the loft space and doors to the three bedrooms and bathroom. Bedroom 1 is positioned at the front of the property and is a good size double room with large double glazed window to the front and floor to ceiling sliding wardrobes to two walls (both in turn providing access into useful eaves storage cupboards). Bedrooms 2 and 3 are both rear aspect rooms with double glazed windows and built-in storage cupboards (again providing access into useful eaves storage).

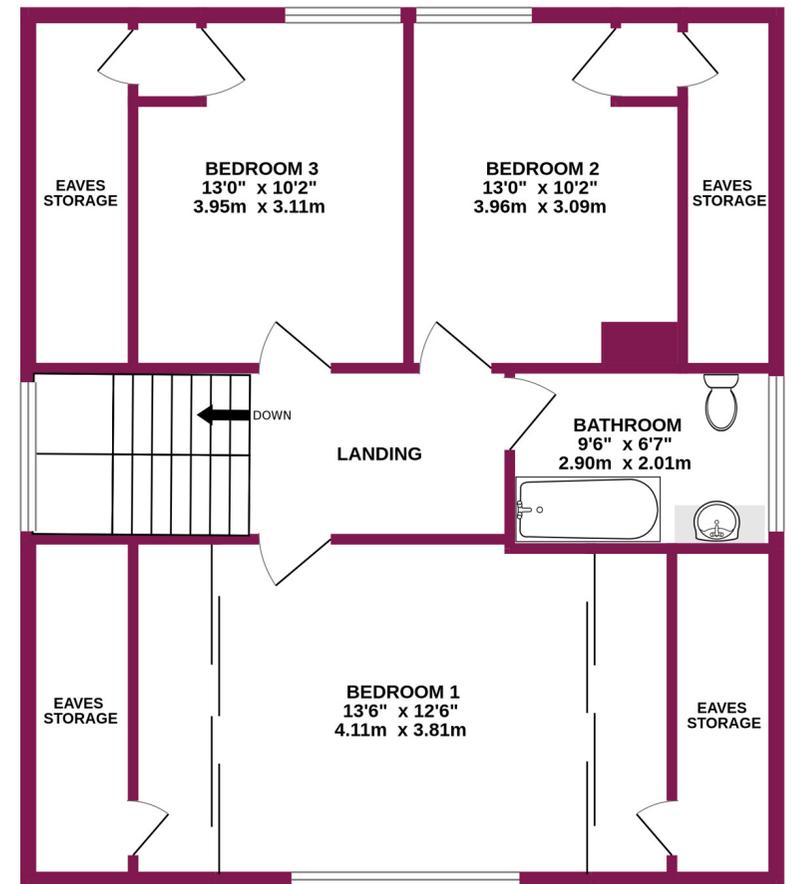
The bathroom has a double glazed window to the side, panel bath with power shower over and fitted shower screen, wash basin with storage cupboard under, w.c and heated towel rail.



GROUND FLOOR
1196 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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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Current EPC Rating: B (82)

Annual Estate Charge: £260.00 p.a 2024 - 2025

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

Externally, there is an open plan frontage with block paved carriage driveway providing on-site parking for several cars. Gates either side of the property lead to the rear.

The integral garage has an electric vertical roller door at the front, door to the hallway, a double glazed door and double glazed window to the side, water tap, power, light, wall mounted gas and electric meters, wall mounted electric consumer unit, solar controls and a water softener.

To the rear there is a delightful Southerly, fully enclosed, garden with paved patio/terrace, central lawn with mature established borders and pathway leading to the rear where there is a timber summer house with recently renewed floor.

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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