



2 Inglewood Close

Aldwick | Bognor Regis | West Sussex | PO21 4LA

Guide Price £1,100,000

FREEHOLD

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WH1100 - 11/24

Features

- Truly Unique Substantial Detached Residence
- Highly Versatile Split Level Accommodation
- 4 Double Bedrooms (Principal With En-suite Shower Room)
- Kitchen/Breakfast Room & Separate Utility Room
- Cul-de-sac Setting In Popular Residential Setting
- Large Double Garage & On-site Parking For Several Vehicles
- Approx. 2,940 Sq Ft / 273.2 Sq M (Inc. garage & stores)

Situated in a small cul-de-sac of just six properties, within a popular residential setting, which abuts the sought after Aldwick Bay private estate, this unique detached residence, reputed to have originally been constructed to a Canadian theme, has been lovingly and extensively improved by the current owner occupiers throughout their lengthy ownership and is offered for sale in excellent condition throughout.

The highly versatile bright and airy accommodation is spread over three floors with the ground floor comprising a generous welcoming entrance hall with two built-in double cloaks/storage cupboards, a ground floor cloakroom with wc and wash basin, a recently fully refurbished kitchen/breakfast room with tri-fold doors to the rear garden, which boasts integrated appliances of electric induction hob with hood over and oven under, additional eye level second oven and adjacent eye level microwave/oven combi with warming drawer under, full size dishwasher and fridge/freezer, along with a large breakfast bar/central island and a separate utility room which provides access into the rear garden and has double doors providing access into a useful restricted head height basement storage area housing a water softener and storage room.

From the entrance hall a bespoke easy rise staircase with feature balustrade and inset lighting rises to a lower first floor level which hosts a large open plan L-shaped living room with large double glazed bow window to the front, two double glazed natural light windows to the side and double glazed tri-fold doors to the rear which provide access onto a delightful raised sun terrace. Adjoining the living room is a highly versatile study/hobbies room which has a double glazed window to the rear and also provides access onto the raised sun terrace via a double glazed door to the rear, along with an access hatch to the loft space.

A further bespoke easy rise staircase with feature balustrade and inset lighting from the open plan living room rises to the upper first floor landing with a built-in airing cupboard and access hatch with ladder to an additional boarded loft space. Doors from the upper first floor landing lead to the four double bedrooms and the family bath/shower room.

The principal double bedroom is positioned at the rear of the property with two double glazed windows to the rear and a double glazed window to the side, fitted wardrobes and a walk-in closet. A further door from the bedroom leads into the adjoining en-suite shower room which has an oversize shower enclosure with dual shower, enclosed cistern wc, a shaped wash basin inset into surround with a range of storage cupboards over and under, a ladder style heated towel rail and double glazed window.





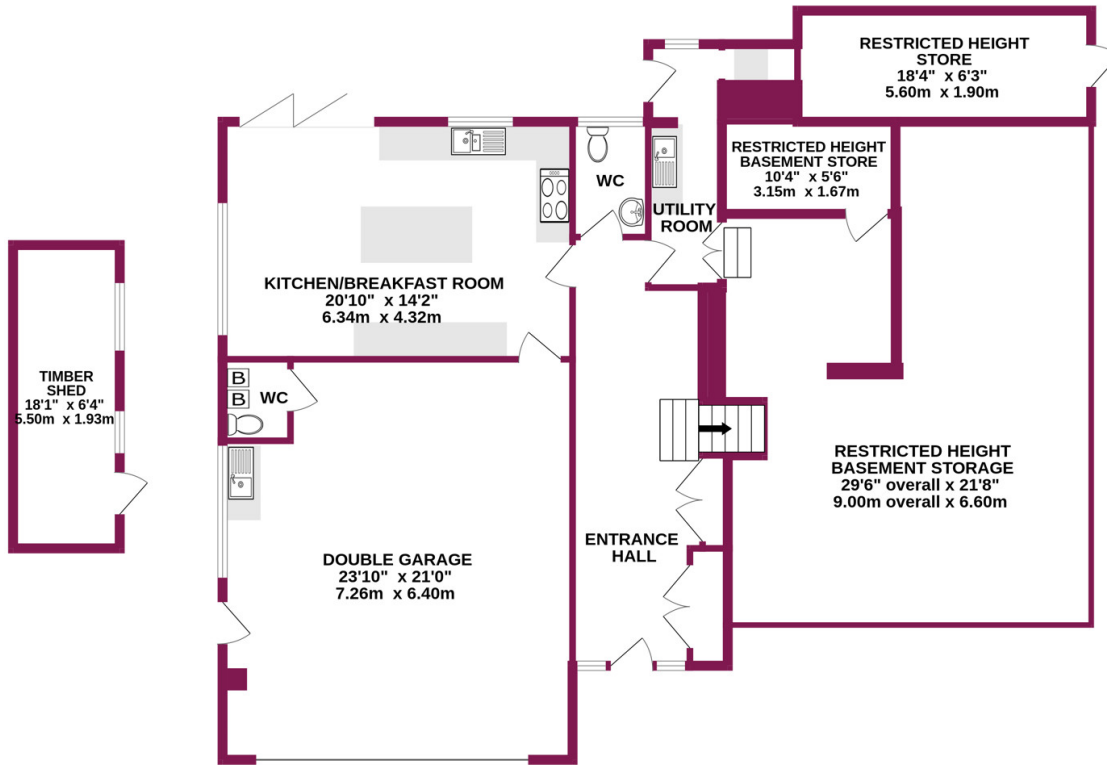
Bedrooms 2, 3 and 4 are all positioned at the front of the property, are all good size double rooms and all provide access onto a large balcony/terrace (at the front of the property with glazed balustrade) via double glazed French doors. Bedroom 2 has a fitted double wardrobe and an additional side aspect double glazed window. In addition, the upper ground floor offers a bath/shower room with modern white suite of shaped bath, large corner shower cubicle with fitted dual shower, enclosed cistern wc, shaped oversized wash basin with storage under, two heated towel rails and a double glazed window to the rear.

Externally, the property sits on a triangular shape plot with a large frontage providing on-site parking for several vehicles. The part integral double garage is another impressive feature of this delightful home measuring 23' 10" x 21' overall with an up and over double door at the front, personal door to the side, integral door to the adjoining kitchen/breakfast room, along with a high level double glazed window to the side, wall mounted gas and electric meters, wall mounted modern electric consumer unit, sink unit with space and plumbing for an appliance under and a large walk-in storage cupboard with close coupled wc and the two wall mounted Veissmann gas boilers.

Gates either side of the property lead into the rear garden. At the western side there is an enclosed private courtyard area suitable for a clothes/rotary line and a good size timber storage shed. To the rear of the property there is a generous lawn with well stocked borders and shrubs/trees providing screening from neighbouring properties, along with a pergola and paved terrace. The lawn sweeps to the side of the property and widens to provide a great entertaining space with established well stocked borders and feature rockery. Steps rise to a delightful raised sun terrace with glazed balustrade which can also be accessed from the open plan living room and the study/hobbies room. Below the sun terrace is a purpose built restricted height garden store with adjacent further covered store area for sun loungers etc.



GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



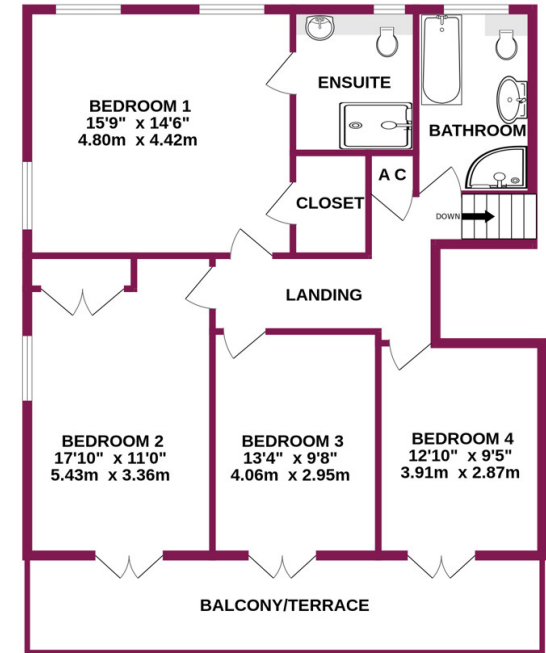
TOTAL FLOOR AREA : 2940 sq.ft. (273.2 sq.m.) approx.

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.

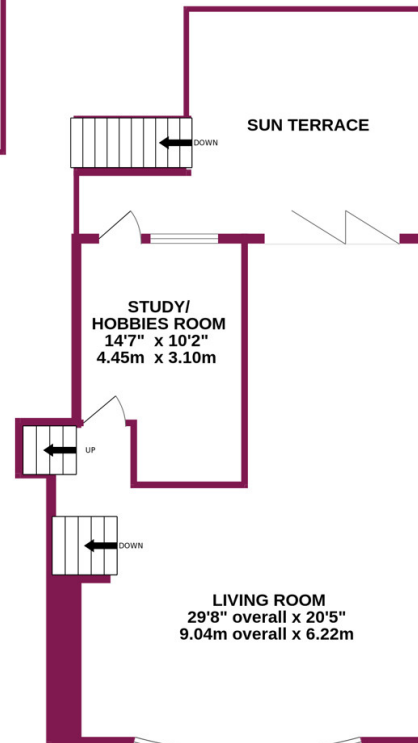
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UPPER FIRST FLOOR
949 sq.ft. (88.1 sq.m.) approx.



LOWER FIRST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



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Current EPC Rating: D (67)

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

N.B. - An internal inspection of this unique home is essential to fully appreciate the size of accommodation on offer, exceptional condition and generous plot.

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.