



**1 Raycroft Close**

Aldwick | Bognor Regis | West Sussex | PO21 3DG

**Price £799,950**  
**FREEHOLD**

# 1 Raycroft Close

Aldwick | Bognor Regis | West Sussex | PO21 3DG

TH799 - 11/24

## Features

- Superbly Appointed Detached Residence
- Favoured Residential Location
- 3 Bedrooms (Principal With Dressing Room & En-suite Shower Room)
- Modern Fitted Kitchen/Breakfast Room & Separate Utility Room
- Outdoor Covered Entertaining Area & Swimming Pool
- Double Garage & On-site Parking For Several Vehicles
- Planning Consent - Single Storey Front, Side & Rear Extensions AW/286/20/HH AW/94/23/CLP
- Approx. 1,718 Sq Ft / 159.6 Sq M (Inc. garage)

This superbly appointed detached two storey home has undergone significant improvements by the current owner throughout the years and is offered for sale in a ready to move into condition. Occupying a generous corner plot position, within a favoured residential location, close to local amenities and the nearby beach, the property needs to be viewed to fully appreciate everything on offer.

To the front there is a sweeping block paved carriage driveway, providing on-site parking for several vehicles, while the westerly rear garden is a real feature of this delightful home, having been tastefully designed to create a superb entertaining sanctuary with swimming pool and various landscaping.

A covered storm porch protects the front door which opens into a welcoming hallway with natural light double glazed panel to the front and large polished tiled flooring. An easy rise stair case with hand rail leads to the first floor landing. Modern replacement internal doors lead to the main living room and kitchen/breakfast room, along with a door to the ground floor cloakroom with wc, modern wall mounted wash basin with storage under and a double glazed window to the front.

The kitchen/breakfast room is a light and bright, generous open plan space, measuring 23' 4" x 12' 9" boasting a comprehensive range of modern fitted units and work surfaces incorporating a breakfast bar, along with an oversize integrated induction hob, twin eye level ovens, integrated dishwasher, wine cooler, fridge and freezer, two double glazed windows to the rear and space for a breakfast table and chairs or armchairs. A door leads from the main kitchen area into the adjoining utility room which has further fitted units, space and plumbing for a washing machine and dryer, wall mounted gas boiler and a door providing access out to the side. From the breakfasting/sitting end of the kitchen/breakfast room and open plan walkway leads through into a superb highly versatile triple aspect sitting room/dining room, with feature double glazed skylight roof lantern, double glazed windows to both sides and double glazed tri-fold doors to the rear leading into the rear garden. Large polished tiled flooring runs throughout.

In addition, the ground floor offers a further separate, dual aspect, reception/living room measuring 17' x 12' 3" with hardwood flooring, feature display recesses and double glazed windows to the front and side.





The first floor boasts a landing with useful built-in storage cupboard to the front, large double glazed natural light window to the front over the stairs and an access hatch to the loft space. Replacement doors lead to the three bedrooms and the family bath/shower room.

The principal bedroom suite combines two of the original double bedrooms to create a main bedroom with double glazed window to the rear, with a door leading through to an adjoining dressing room with fitted wardrobes and furniture, along with a further double glazed window to the rear and a door leading through to the modern en-suite shower room which boasts a wet room style shower enclosure with glazed screen and rain drop shower, wash basin with storage under, wc, ladder style heated towel rail, tiled walls and flooring and a double glazed window to the side. Bedroom 2 is a good size double room with a double glazed window to the rear while Bedroom 3 is a front aspect smaller double bedroom. The family bathroom is an L-shaped room, which has again been tastefully refitted and offers a shower enclosure with fitted shower, feature free standing shaped bath, enclosed cistern wc, modern wash basin with storage under, tiled walls and flooring, heated towel rail and double glazed window to the front.

The property also offers double glazing throughout and a modern upgraded gas heating system via radiators and Wi-Fi controlled thermostatic programmer. Further improvements include skimmed ceilings with inset down lighting to the majority of rooms and the property is presented in excellent decorative condition throughout.

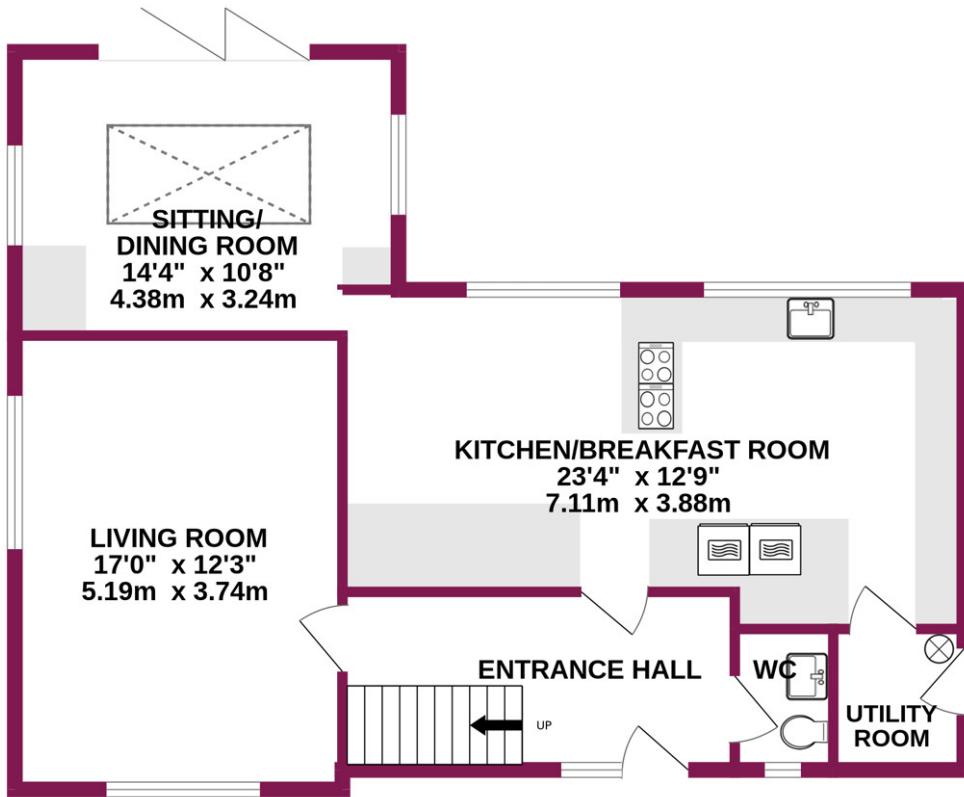
In addition to the on-site parking there is a detached double garage with twin doors at the front, power, light and personal door to the side into the rear garden. A gate between the garage and the main house provides access into a good size side courtyard where there is planning consent to build a single storey side extension to join the detached garage and a porch at the front.



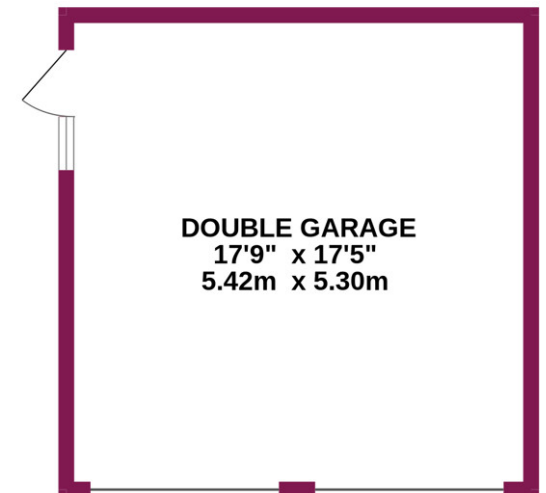
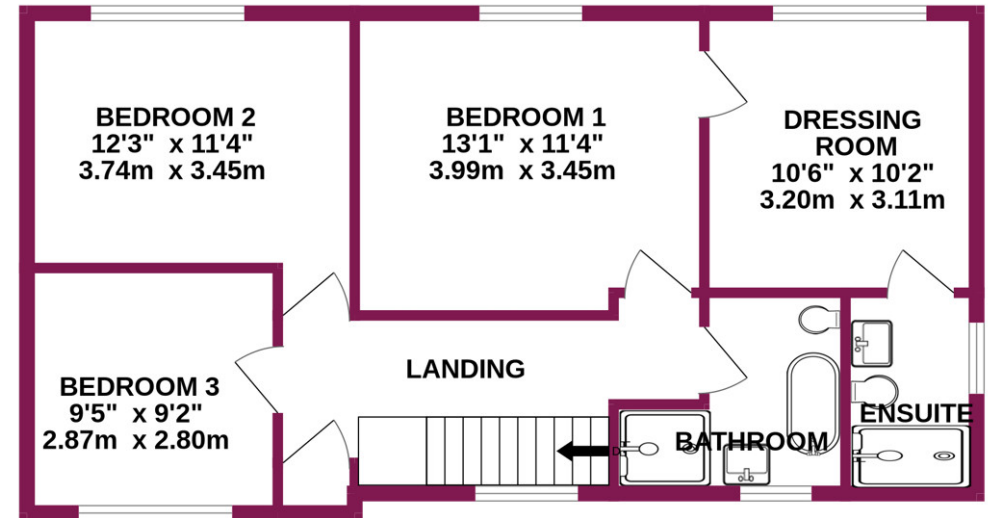
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**GROUND FLOOR**  
1068 sq.ft. (99.2 sq.m.) approx.



**1ST FLOOR**  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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.

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The rear garden is real feature with a good size outdoor swimming pool with adjacent covered entertaining area with outdoor kitchen, a lawn with raised beds, timber storage shed/pump house and further entertaining/sitting area at the rear with feature benches and table. The rear has planning consent for a full width rear extension which would extend the kitchen/breakfast room into the rear garden and wrap around the side to the garage if desired.

**Current EPC Rating:** C (73)

**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.