



3 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

Guide Price £575,000
FREEHOLD

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BA625 - 01/25

Features

- **Unique Attached Cottage Residence**
- **3 Bedrooms**
- **Highly Versatile Light & Airy Accommodation**
- **Private Estate Setting Close To The Beach**
- **NO ONWARD CHAIN**
- **1,380 Sq Ft / 128.2 Sq M**

Conveniently positioned for local amenities and within a short level walk to the nearby beach, this unique attached cottage style residence lends itself to be the perfect lock up and leave or main, full time residence, set within the prestigious Colts Bay private estate. The property provides light and airy accommodation with highly versatile living space on the ground floor which comprises hallway, dual aspect southerly living room, fitted kitchen/dining room, double bedroom 2 and bathroom/utility room, while the first floor offers a principal bedroom with en-suite shower room and additional bedroom3/study. Externally, there is parking for three cars on the frontage, along with a detached garage and wrap around low maintenance courtyard yard style garden to the front and both sides.

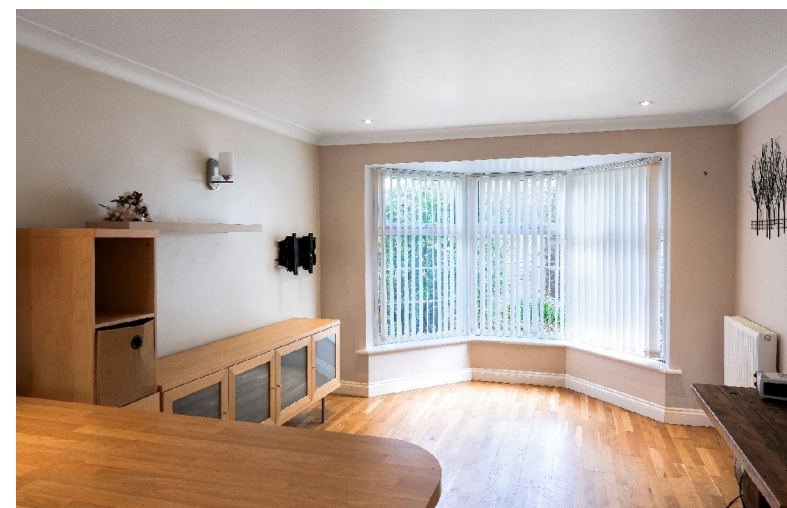
Colts Bay was originally created in the 1970's in the grounds of Colts Bay House with a second phase being constructed in the early 1990s. The estate predominantly comprises a mix of individual detached houses and bungalows, with this particular property being one of just two attached cottage residences within the small development.

A double glazed front door with flank double glazed panelling opens into an 'L' shaped hallway which has exposed wood effect flooring, a built-in storage cupboard with cloaks hanging space housing the modern wall mounted electric consumer unit and a carpeted easy-rise staircase to the first floor with handrail/balustrade and a natural light skylight window over the stairs. Glazed casement style doors lead into the main living room and the kitchen/dining room, while further doors lead into the ground floor bedroom 2 and bath/utility room.

The living room is a generous dual aspect room with a feature double glazed bay window to the front, double glazed French doors to the side and exposed wood effect flooring. The kitchen/dining room measures 25' 8" x 11' 4" overall and boasts a comprehensive range of fitted units and work surfaces/ breakfast bar with space for a 'Range' style cooker with hood over, tiled splash-backs, integrated microwave/oven, integrated dishwasher and space for an American style fridge/freezer, along with exposed wood effect flooring, double glazed windows to the front and side and a feature double glazed bay window to the side in the dining area.

The ground floor bedroom 2 has a double glazed window to the side and exposed wood effect flooring. In addition, the ground floor offers a bathroom with utility area with a modern suite of 'P' shaped bath with mixer tap/shower attachment and fitted shower screen, close coupled wc, pedestal wash hand basin, tunnel light, double glazed window to the rear, heated towel rail, single drainer sink unit inset into work surface with cupboard under, wall mounted cupboard, space and plumbing for a washing machine and wall mounted gas boiler.





The staircase rises from the hallway to a small first floor landing with doors to bedroom 1 and bedroom 3/study.

Bedroom 1 is a triple aspect room with a feature porthole style circular window to the front, double glazed dormer windows to both sides, wood effect flooring and door to the adjoining en-suite shower room with shower enclosure with glazed screen and fitted shower unit, close coupled wc, wash basin with storage cupboard under, heated towel rail, tiled flooring, fitted shelving and an obscure double glazed window to the side. Bedroom 2 has a double glazed dormer window to the side and wood effect flooring.

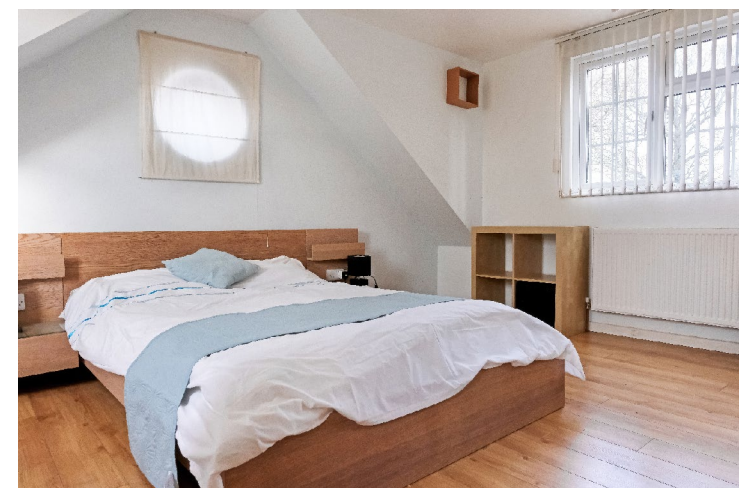
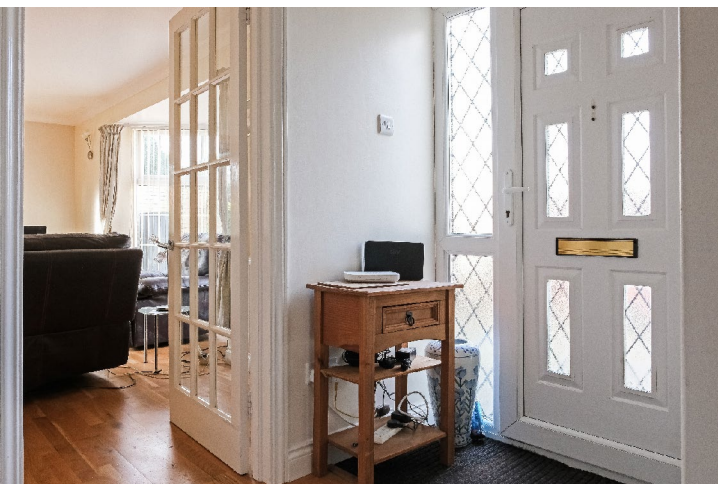
Externally, the property provides a gravel frontage providing on-site parking for three cars, along with a detached garage and a paved and gravel courtyard style garden which flows to both sides and the front being screened from the road and providing a generous timber storage shed. The detached garage has an up and over door at the front, window to the side and pedestrian door providing access into the courtyard. The garage is currently sub-divided to create a store room and home office/hobbies room which can be removed to reinstate use as a garage.

N.B This property is offered FOR SALE with NO ONWARD CHAIN.

Current EPC Rating: C (72)

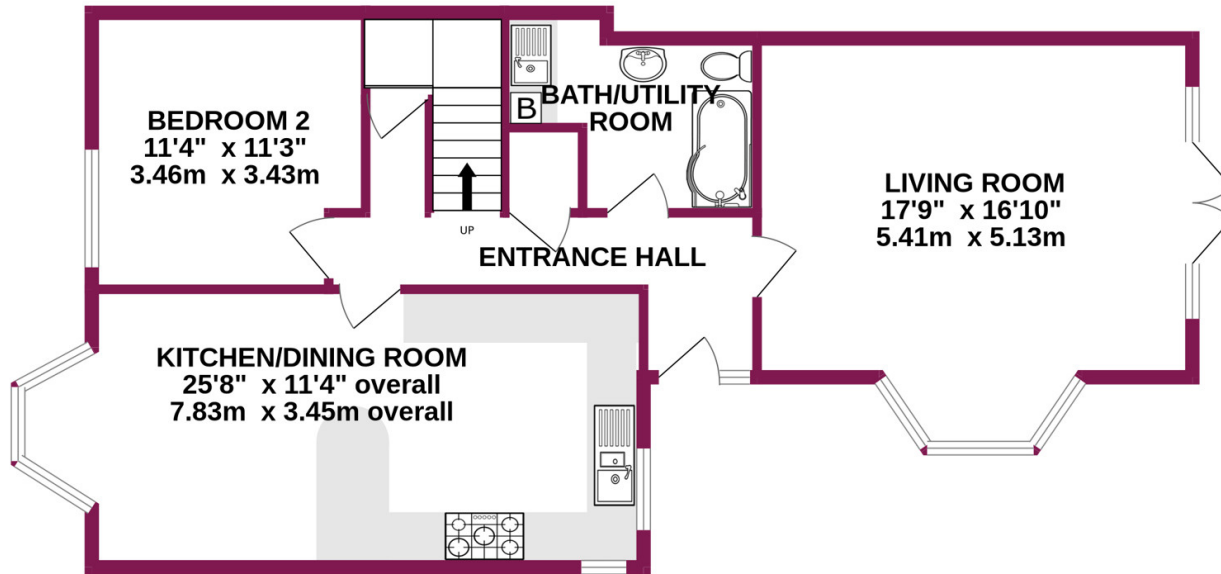
Council Tax: Band E £2,686.16 (Arun District Council/Aldwick 2024-2025)

Private Estate Charge: £175.00 payable twice yearly

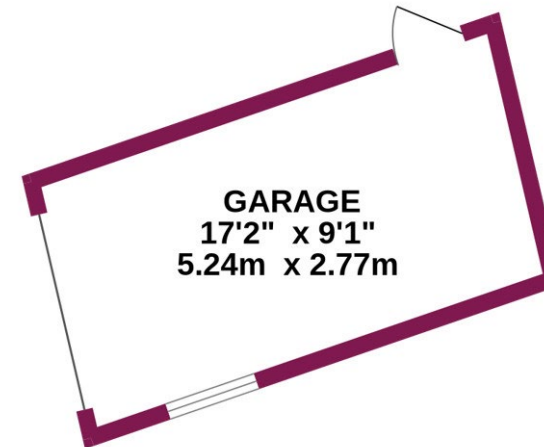
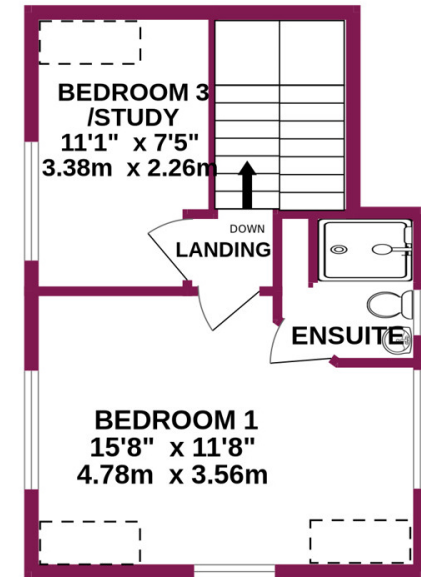


To arrange a viewing contact 01243 267026

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1380sq.ft. (128.2 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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