



Bay Trees, 143 Barrack Lane
Aldwick | Bognor Regis | West Sussex | PO21 4ED

Guide Price £895,000
FREEHOLD

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TA895 - 01/25

Features

- **Detached Villa Style Residence**
- **Idyllic Setting Close To Beach**
- **3 Bedrooms (Master with En-Suite Facility)**
- **Extensive Parking & Detached Double Garage**
- **NO ONWARD CHAIN**
- **1,910 Sq Ft / 177.5 Sq M (including garage)**

Occupying an idyllic non estate setting, a few hundred metres level walk to the beach, this individually designed, villa style, single storey residence is offered for sale with No Onward Chain.

The accommodation in brief comprises a large verandah, entrance hall, fitted kitchen open plan to a dining area in-turn leading to the sitting room, double glazed conservatory, three bedrooms (master with en-suite shower room) and additional good size bathroom with corner bath and separate shower cubicle.

Furthermore, the property offers double glazing and a gas heating system via radiators, along with secure on-site parking, a detached double garage and wrap around gardens.

The property is approached from the front via double gates which lead into a generous gravel forecourt which provides extensive secure on-site parking for several vehicles. A large verandah with three feature archways and external courtesy lighting protects the front door which opens into a welcoming 27' 11" wide entrance hall with two double glazed windows to the front, a built-in cloaks storage cupboard, additional built-in airing cupboard housing the lagged hot water cylinder, an access hatch to the loft space and doors to the kitchen, three bedrooms and main bath/shower room.

Double doors from the hallway lead into the dual aspect sitting room which measures 18' 8" x 18' 5" overall and has a double glazed window to the front and double glazed sliding doors to the side, which provide access into the adjoining pitched roof double glazed conservatory, which in-turn provides access into the garden via a further pair of sliding double glazed doors.

From the sitting room three feature archways provide an open plan feel leading through to the dining area which has a double glazed window to the rear and is open plan to the well equipped kitchen, which boasts a comprehensive range of 'Magnet' fitted units complemented by dark granite work surfaces incorporating a breakfast bar to one side, with an additional roll edge work surface with inset 1 1/2 bowl single drainer sink unit and double glazed window to the rear on the other side, an integrated electric hob with a feature downward extractor, integrated double oven, concealed integrated dishwasher and washing machine, space for an American style fridge/freezer and cupboard housing the 'Potterton' wall mounted gas boiler.

A door from the kitchen leads into the hallway.





Bedroom 1 is a generous double bedroom with a double glazed window to the front and built-in double wardrobes to one wall. A door leads into the adjoining en-suite shower room with corner shower enclosure with fitted dual shower, wash basin inset into a surround with storage under, adjacent enclosed cistern wc, fitted medicine cabinet, ladder style heated towel rail and an obscure double glazed window to the side.

Bedrooms 2 and 3 are both good size rooms, both with double glazed windows to the rear, with Bedroom 2 benefiting a built-in double wardrobe which houses the electric fusebox and with Bedroom 3 formerly utilised as a home office/study.

In addition, there is a bath/shower room with panelled corner bath, separate corner shower enclosure with fitted dual shower, wash basin with storage under, close coupled wc, ladder style heated towel rail and an obscure double glazed window to the rear.

Externally, the property occupies a wrap around plot of just under a quarter of an acre (0.23 acres) in total, with an established lawn, shrubs and trees to the side, a large wide paved terrace to the rear, a detached pitched roof garage with electrically operated double door, power, light, window to the rear and pedestrian door to the side, with a large timber storage shed, positioned to the side of the garage.

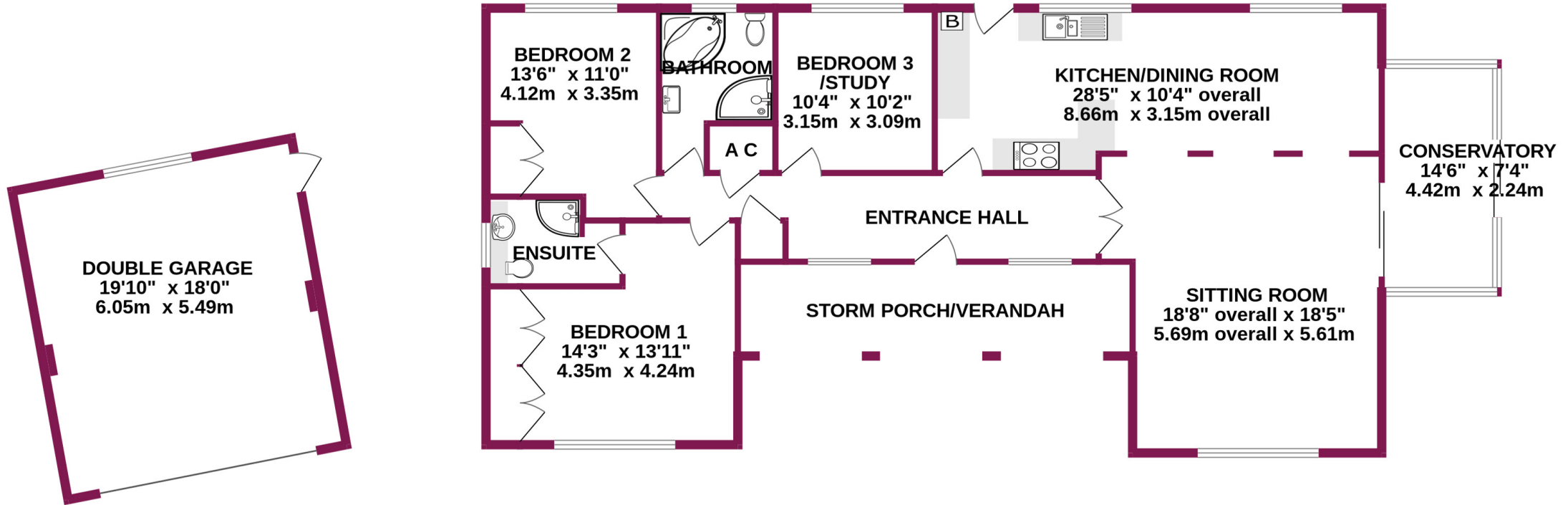
Current EPC Rating: D (63)

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



GROUND FLOOR

1910 sq.ft. (177.5 sq.m.) approx.



TOTAL FLOOR AREA : 1910 sq.ft. (177.5 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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