



Glengarry, 26 Fish Lane

Aldwick | Bognor Regis | West Sussex | PO21 3AH

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**Guide Price £675,000
FREEHOLD**

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CO850-02/25

Features

- Superb Grade II Listed Attached Cottage
- 4 Double Bedrooms, 2 Bathrooms
- Versatile Living Space
- On-Site Parking & Oversize Garage
- NO ONWARD CHAIN
- 2,107 Sq Ft / 195.8 Sq M

Current EPC Rating: D (57)

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

Set back from the road in a favoured setting close to the beach, promenade and West Park, this truly delightful (Grade II Listed) cottage residence has been sympathetically and tastefully improved throughout the years, while retaining immense charm and character from its origins. Reputed to have originated as a small Fisherman's cottage in the 1700's, the property was added to in the 1800's and extended in later years to create a unique family home. The property is now offered For Sale with No Onward Chain. The versatile accommodation in brief comprises porch, reception hall, living room, inner hall, ground floor cloakroom (wc), modern galley style fitted kitchen, rear sun room, separate dining room, first floor landing, four double bedrooms and two bathrooms.

The property also offers a gas heating system via radiators, a wealth of characteristic features such as beams to the low ceilings on the ground floor, bespoke doors, log burning stove, along with established well stocked gardens, on-site parking and an attached oversize garage.

An outer door leads into the porch with window to the front and side, along with quarry tiled flooring and courtesy light.

An inner glazed door in turn leads through to a welcoming generous reception hall with window to the front, exposed floor boards, exposed painted beams, picture rail surround and staircase with feature balustrade and hand rail to the first floor landing. Doors from the reception hall lead to the main living room, separate dining room and an inner hall.

The main living room is a generous triple aspect room with windows to the front, rear and side, with a feature wood burning stove recessed into a brick chimney breast with brick hearth with adjacent log store cupboard, feature exposed herringbone parquet flooring, bespoke fitted shelving and picture rail surround. A door from the living room leads into the inner hall which has quarry tiled flooring, 6' 3" ceiling height and a door to the kitchen, along with an integrated fridge/freezer with adjacent storage cupboard and door to the ground floor cloakroom which has a window to the side, close coupled wc, pedestal wash basin, quarry tiled flooring and useful corner floor to ceiling storage cupboard.





The galley style kitchen measures 22'3" x 6' 4" overall with a feature flint wall, two windows to the rear, fitted units and work surfaces, a feature 'Butler' style sink unit, integrated dishwasher, space and plumbing for a washing machine, 'Smeg' oven with hood over and quarry tiled flooring. A door from the kitchen leads into the dining room and a further door leads into the adjoining pitched roof rear sun room with exposed wood flooring, radiator, lighting and French doors providing access into the rear garden.

The dining room is formed from the original cottage with painted beams, exposed wood flooring, a window and door to the front, feature fireplace recess with adjacent cupboard housing the electric consumer unit, meter and pressurised cylinder for the hot water. A door in the corner of the room leads to an original concealed staircase to the first floor Guest Bedroom.

The first floor has a central landing with doors to Bedrooms 1, 2, 3 and a Jack and Jill bathroom which is also accessible from the Guest Bedroom.

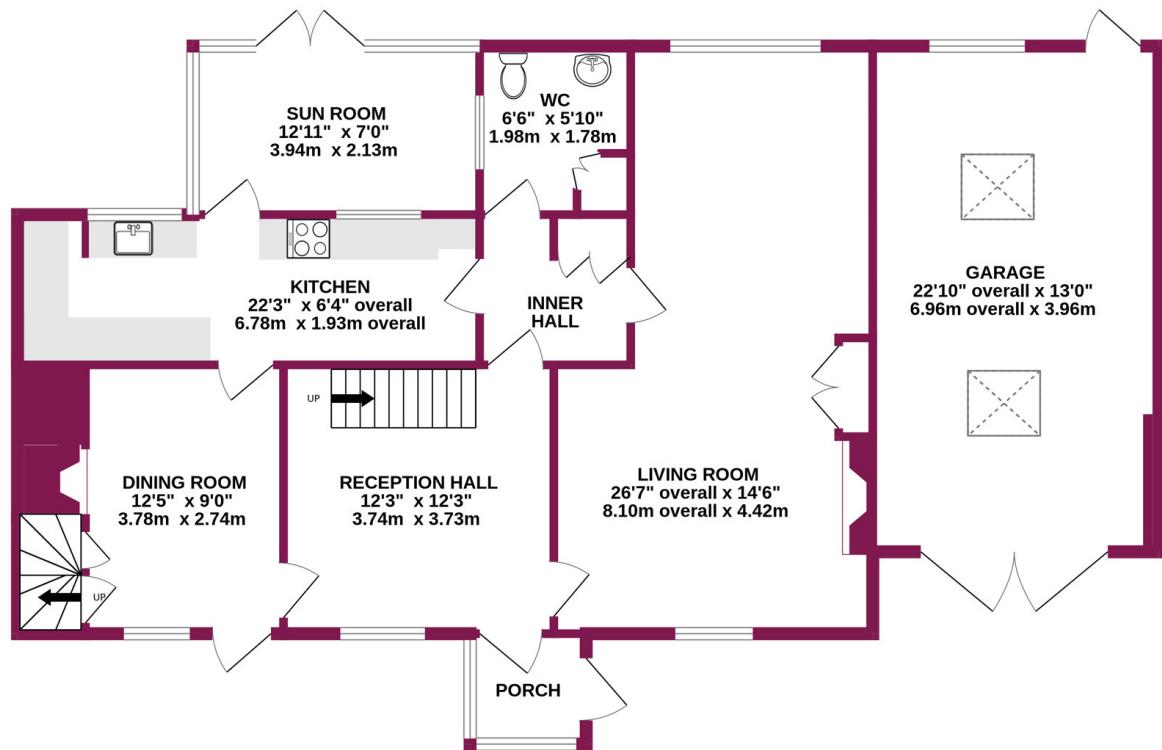
Bedroom 1 is a good size double bedroom positioned at the rear benefiting from a generous en-suite bathroom with bespoke sliding door and modern suite of bath with mixer tap/shower attachment and fitted shower screen, shaped wash basin inset into a marble surround with storage under, close coupled wc, exposed wood flooring and window to the rear. Bedrooms 2 and 3 are also good size double rooms, both with windows to the front and both with fitted wardrobes.

The Jack and Jill bathroom has a bath with mixer tap/shower attachment, close coupled wc, pedestal wash basin, high level window to the rear and built-in airing cupboard housing the lagged hot water cylinder. A door from the bathroom leads through into the Guest Bedroom which measures 19' 6" x 9' overall and is a split level through room, with vertical beams dividing the room, which has windows front and rear, a cupboard housing the wall mounted gas boiler and door to the staircase leading down to the dining room.

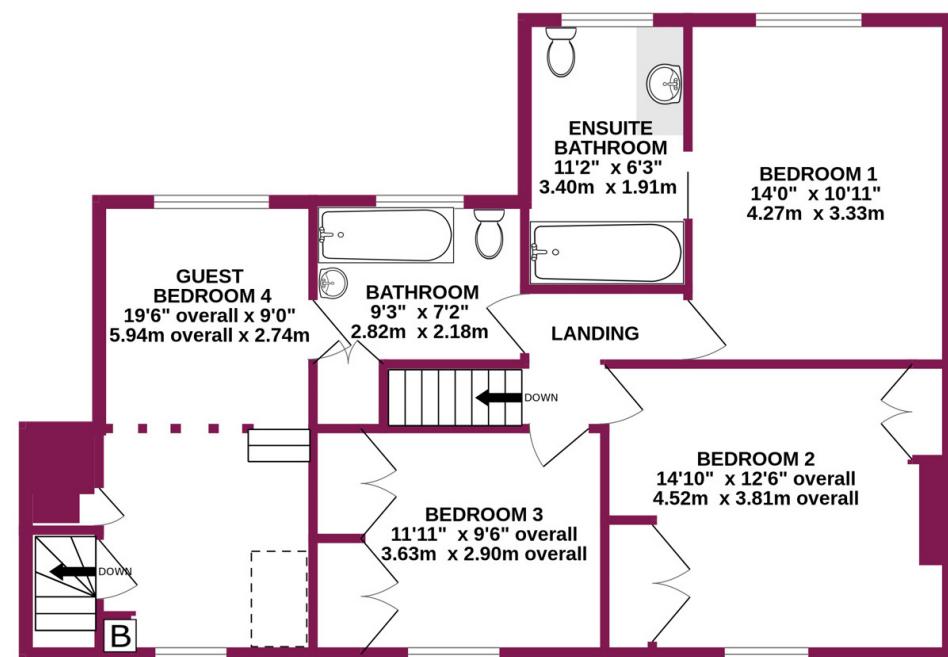




GROUND FLOOR
1274 sq.ft. (118.3 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.8 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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Externally, the property sits back from the road behind hedgerow with a central gate and pathway leading into a delightful cottage front garden with an array of established flower and shrub beds. A gravel driveway provides on-site parking and leads to the attached oversize garage which measures 22' 10" x 13' overall with 8' 6" wide x 7' 5" high double doors at the front, two natural light skylights, power, light and a window and door to the rear. The generous cottage rear garden is an absolute delight, bordered by flint walls to the sides and laid to paving creating pathways and terraces around established well stocked beds and shrubs. A gate at the side leads into an enclosed courtyard style area behind the garage housing a timber storage shed and timber greenhouse.

N.B: An internal inspection of this truly unique home is essential to fully appreciate the size of accommodation, immense character and everything on offer.

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 **Coastguards**
Estate Agency

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