



8 Blakemyle
Aldwick | Bognor Regis | West Sussex | PO21 3TN

**O.I.E.O £750,000
FREEHOLD**

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FI750 - 06/25

Features

- Superbly Appointed Detached Family Home
- Incredibly Well Presented Throughout
- Favoured Residential Location
- Luxury Kitchen/Breakfast Room & Bathrooms
- Updated Heating System (Radiators)
- Double Garage and On-site Parking
- No Onward Chain
- 1,884 Sq Ft / 175.1 Sq M (Incl. Garage)

The Aldwick Fields residential development is situated to the West of Bognor Regis town centre approx. 1.5 miles to the mainline railway station and a level walk to the nearby beach, West Park and a good selection of local amenities.

Having been subject to an extensive refurbishment program by the current owner occupier throughout the past few years, this delightful detached residence is offered For Sale in an exceptional condition throughout and with No Onward Chain.

The bright and airy accommodation in brief comprises an entrance hall, cloakroom/wc, through sitting room, open plan to a dining room, rear double glazed conservatory, exceptional refitted quality kitchen/breakfast room (utility area in garage), landing, master bedroom one with refurbished en-suite shower room, three further good size bedrooms and a refurbished family bathroom.

The property also offers double glazing, an updated gas heating system via radiators, Amtico flooring and quality fitted carpets, an adjoining double garage and an established delightful westerly rear garden.

A storm porch with courtesy light protects the double glazed front door with flank natural light double glazed panelling which leads into a bright and welcoming entrance hall with Amtico flooring, a feature easy-rise carpeted staircase to the first floor with high level natural light window to the front, under-stair shoe cupboard and large additional walk-in storage cupboard with updated electric consumer unit and light, along with a hall radiator and wall mounted thermostat control. Glazed modern casement style doors lead to the sitting room, dining room and kitchen/breakfast room, while a further modern panel door leads to the renovated ground floor cloakroom with close coupled wc, wash basin with mono-bloc tap and storage under, heated towel rail, Amtico flooring and window to the front.

The superbly appointed kitchen/breakfast room has been tastefully refitted boasting a comprehensive range of units complemented with Quartz work surfaces incorporating a 1 1/2 bowl sink unit with mixer tap with water filter, integrated Miele induction hob with Miele hood over, twin Miele ovens, Bosch full size dishwasher and a no frost fridge/freezer, pull out refuse unit, under cupboard lighting, radiator, window to the rear, Amtico flooring and double glazed door with flank panelling to the rear providing access from the breakfast area to the rear garden. A further door leads to the adjoining double garage with utility area with space and plumbing for a washing machine and dryer, along with a second sink unit and wall mounted modern 'Vaillant' gas boiler.





The sitting room has a window to the front, Amtico flooring, radiator, feature fireplace with gas fire, patio doors to the conservatory which provides access into the rear garden via French doors to the side.

A square open plan walkway leads from the sitting room to the adjoining dining room, which has a window to the rear, radiator and Amtico flooring.

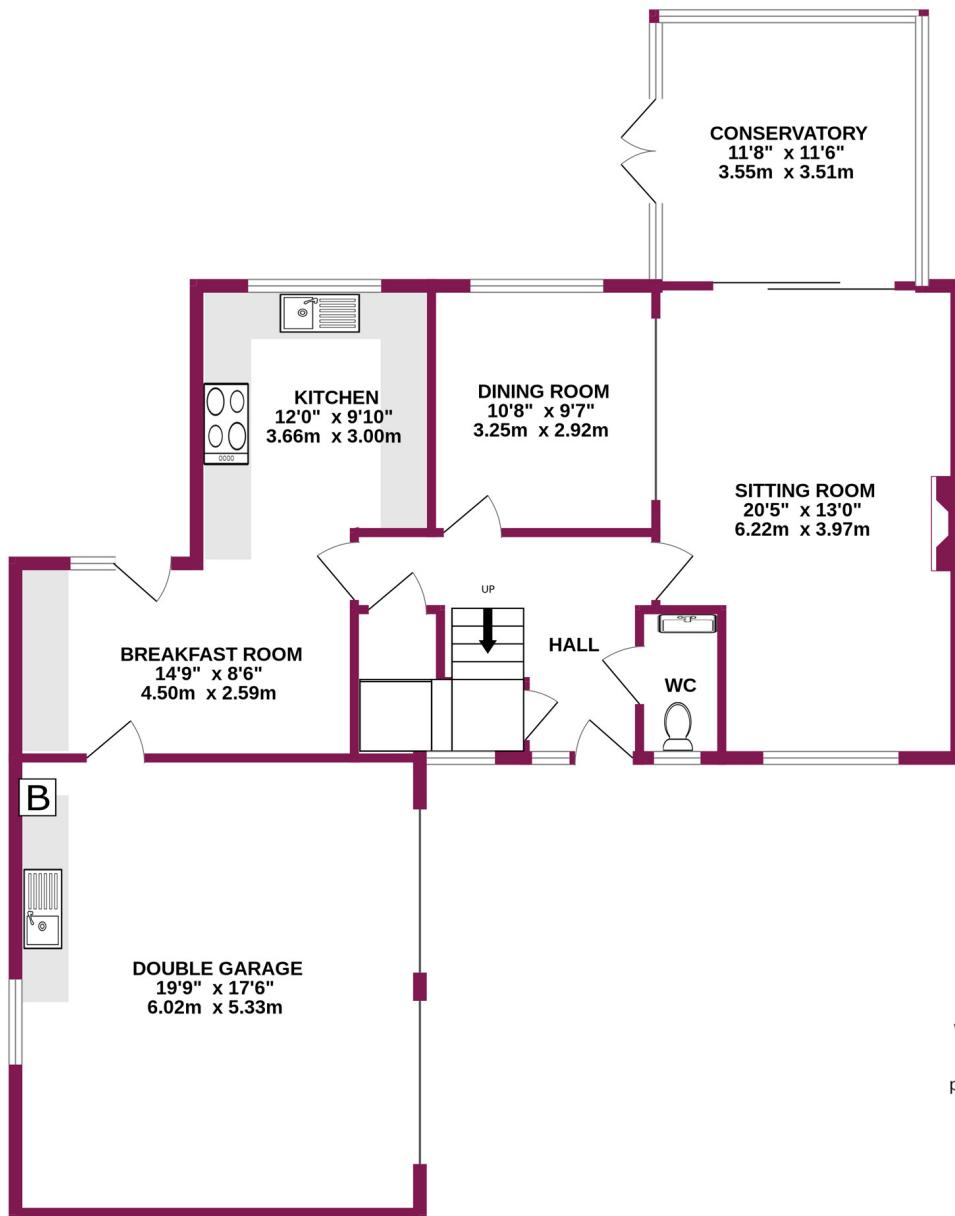
The first floor landing has a built-in airing cupboard housing the hot water cylinder, an access hatch to the loft space with fitted ladder, fitted carpet and replacement panel doors to the four bedrooms and family bathroom.

Bedroom 1 has a window to the rear, radiator, fitted carpet and generous built-in wardrobes with decorative sliding doors. A door leads from the bedroom into the adjoining en-suite shower room which has been tastefully refitted with an oversize glazed shower enclosure with fitted power shower, marble effect work top with inset sink unit with storage under, close coupled wc, heated towel rail and window to the front.

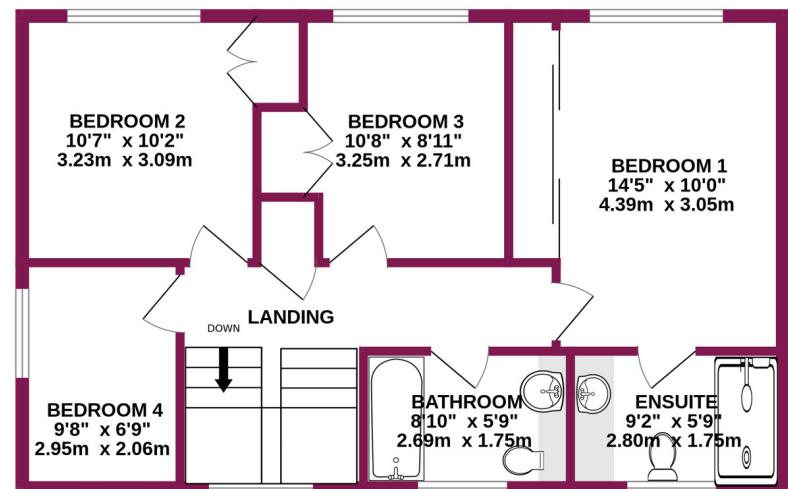
Bedroom 2 is a good size double room with window to the rear, radiator, built-in double wardrobe and fitted carpet. Bedroom 3 is currently utilised as a home office and has a window to the rear, radiator, built-in double wardrobe and fitted carpet. Bedroom 4 has a high level window to the side, radiator and Amtico flooring. In addition, the property has a fully re-fitted family bathroom with a bath with rain head shower over and fitted shower screen, wash basin with storage under and adjacent close coupled wc, anti-steam illuminated mirror, heated towel rail and window to the front.



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 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 has an open plan frontage predominantly laid to lawn with a driveway providing on-site parking for several vehicles. The attached double garage boasts two up and over doors to the front and a window to the rear, power, light, utility area, boiler and access hatch to further attic storage space. The delightful rear garden wraps around the side of the property to the breakfast room with lawn, paved sun terrace and well stocked established borders, along with a pergola, external water tap, external power point, gate to the front to one side and area housing a timber storage shed to the other side.

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Current EPC Rating: C (73)

Council Tax: Band F £3,328.70 p.a. (Arun District Council / Aldwick 2025 - 2026)

 **Coastguards**
Estate Agency

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.