



7 Hunters Close

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HR

Price £495,000

Leasehold - Share of Freehold

7 Hunters Close

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HR

KA495 - 08/25

- Superbly Appointed Purpose Built Ground Floor Apartment
- Incredibly Deceptive Accommodation
- Private Entrance & Private Garden Plus Courtyard
- 2 - 3 Bedrooms & Good Size Shower Room
- Generous Living Room & Separate Dining Room
- Modern Fitted Kitchen & Separate Utility Room
- Idyllic Private Estate Setting Close to the Beach
- 1,250.7 Sq Ft / 116.2 Sq M

Situated within the highly sought after Aldwick Bay private estate, this truly delightful, unique, ground floor apartment is an incredibly rare find, boasting deceptively spacious accommodation which comprises a private entrance leading into a large entrance vestibule with fitted storage cupboards, a dual aspect living room at the front, modern open plan fitted kitchen which leads to a separate dining room at the rear with a feature skylight lantern, utility room, inner hall, principal bedroom with walk-in dressing room, guest double second bedroom, study/hobbies room/third bedroom and a modern generous shower room.

Furthermore, the property offers double glazing, a gas heating system via radiators, private entrance, private landscaped garden, private courtyard and has the benefit of an adjoining accessible garage/store room at the rear (incorporating the utility room), along with the balance of a 999 year lease and share of the freehold.

The Aldwick Bay private estate was created in the late 1920s to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch.

A pedestrian gate at the front of the property leads into the private garden where block paved pathways lead to the double glazed front door which opens into a welcoming generous vestibule with large polished tiled flooring, natural light skylight and two built-in storage cupboards (one housing the wall mounted 'Worcester' gas combination boiler). A door from the vestibule leads into an adjoining utility room with space and plumbing for a washing machine and dryer, which in-turn provides access into the adjacent store (former garage) with power and light.

A walkway from the vestibule leads through into an open plan dining room which has fitted carpet, feature double glazed natural light skylight lantern and French doors to the side with flank natural light panelling providing access into a delightful tiled courtyard garden. The dining room flows through into an open plan modern fitted kitchen with a comprehensive range of base, drawer and wall mounted units, fitted work surfaces, single drainer sink unit with mixer tap, integrated electric 4 ring hob with concealed hood over, integrated eye level double oven, concealed integrated fridge/freezer, exposed wood flooring and window to the side. The kitchen flows through to the main living room which is a dual aspect room with windows to the front and side along with French doors to the side providing access into the main area of garden, along with a feature log effect recessed gas fire and fitted carpet.





A door from the living room leads to the inner hall, while a further door leads to the adjoining highly versatile study/hobbies room which lends itself to a variety of uses, which has a fitted double wardrobe fitted carpet and feature glazed block obscure window through to the dining room.

The inner hall has two useful part shelved storage cupboards (one housing the modern electric consumer unit), along with an additional under stair storage cupboard and fitted carpet. Doors from the inner hall lead to the two double bedrooms and generous shower room.

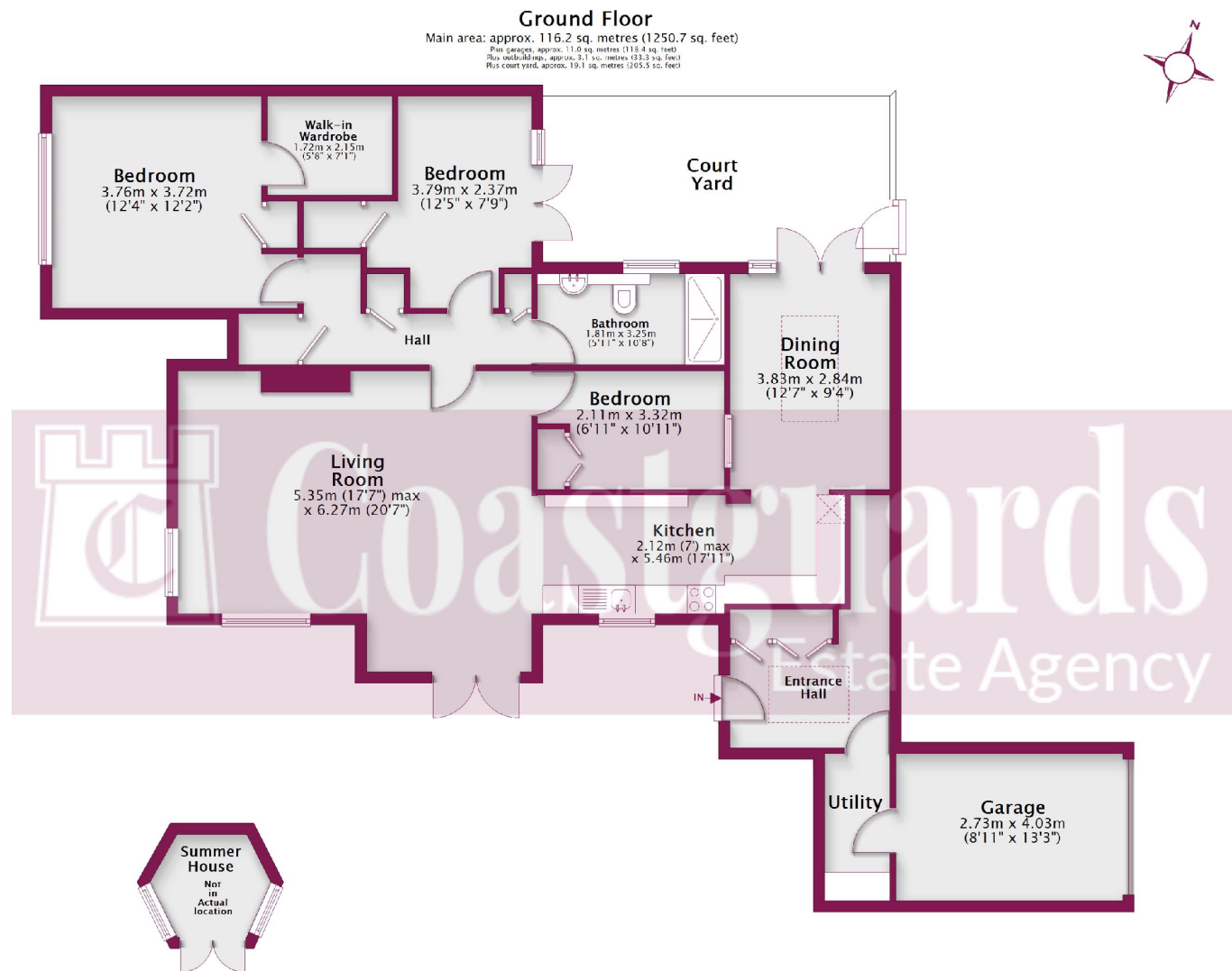
Bedroom 1 has a large window to the front, built-in storage cupboard and fitted carpet. A door leads from bedroom 1 into an adjoining walk-in dressing room which was formerly an en-suite shower room with services connected, should anyone wish to re-instate an en-suite facility. Bedroom 2 has a built-in deep wardrobe/storage cupboard, fitted carpet and French doors with flank panelling to the rear providing access into the private enclosed courtyard.

The generous shower room has a large oversize walk-in shower enclosure with glazed shower screen and fitted shower, a circular wash basin inset into surround with storage under and adjacent enclosed cistern wc, an extractor and window to the side.

Externally, the property is approached at the front via a gate leading into a superb private garden with block paved pathways and artificial grass for ease of maintenance with raised beds/borders, external lighting and a delightful Summer House. Accessed from the dining room and bedroom 2, there is a further enclosed tiled private courtyard with gate to the rear, which leads to a pathway providing access into the garages. The garage to this particular property has an up and over door, power and light and measures 13' 3" x 8' 11" creating a bike/motorcycle store, due to the utility room encroaching into the overall space, which could be reinstated if required.







This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Tenure: Leasehold With A Share of The Freehold - **Lease Term:** Balance of 999 years from the 25 December 1966

Half Yearly Service Charge: £713.22 **Half Yearly Ground Rent:** £10.00 **Annual Building Insurance:** £513.99 (01.08.24 - 31.07.25)

Managing Agents: Hobdens - 01903 724040 **Private Estate Contribution:** £270.00 p.a. (2025 - 2026)

Council Tax: Band D - £2,304.48 p.a. (Arun District Council / Aldwick 2025 - 2026)

Current EPC Rating: C (71)

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

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.