



**11B Regis Avenue**

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

**Guide Price £750,000**

**Freehold**

# 11B Regis Avenue

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HO750 - 03/26

## Features

- Superbly Appointed Detached Chalet Style Residence
- 4 Bedrooms & 2 Shower Rooms
- Refitted Kitchen/Breakfast Room Open To Conservatory
- L - Shaped Living/Dining Room
- Garage/Utility Room
- 1,942.6 Sq Ft / 180.5 Sq M (plus garage)

Situated within the highly sought after Aldwick Bay Private Estate, this detached chalet style residence has been impeccably well cared for by the current owner occupiers and boasts highly versatile, bright and airy accommodation comprising: entrance hall, dual aspect L-shaped living/dining room, re-fitted kitchen/breakfast room, ground floor double bedroom 4 with adjacent shower room, first floor landing, three first floor double bedrooms and a first floor upgraded generous shower room.

The property also offers double glazing, an updated gas heating system via radiators and is offered for sale in excellent decorative order throughout, along with on-site parking and a landscaped, low maintenance, manageable rear garden.

The front door positioned at the side of the property opens into a welcoming generous entrance hall with tiled flooring, staircase with handrail/balustrade to the first floor and useful under stair storage cupboard with light, housing the consumer unit. Replacement panel doors lead to the living/dining room, kitchen/breakfast room, ground floor double bedroom 4 and recently upgraded ground floor shower room.

The bright and airy full width living room is positioned at the front of the property with large double glazed panelling with integral sliding door to the front and window to the side, all with fitted bespoke plantation shutters, fitted carpet and feature fireplace with marble insert and hearth. The living room flows through to the open plan dining area, with large window to the side with plantation shutters, fitted carpet and door to the adjoining kitchen/breakfast room.

The kitchen itself, which was replaced in 2019, boasts a comprehensive range of base, drawer and wall mounted units with under-lighting, Quartz overlay work surfaces with 1 1/2 bowl Blanco sink unit, 4 burner gas hob with concealed hood over, eye level twin oven/grill, integrated dishwasher and tiled flooring. From the kitchen, a wide open plan walkway flows through to the pitched roof conservatory with tiled flooring, twin radiators, space and plumbing for an American style fridge/freezer and access into the rear garden via double glazed French doors to the side.

A door to the side from the conservatory leads into the adjoining, good size utility room, which houses further base, drawer and wall mounted units, roll edge work surface, space and plumbing for a washing machine, dryer and further appliances, window to the rear and door to the connected garage/store, which houses the wall mounted Worcester gas boiler, power and light, along with a vertical electrically operated roller door.





The ground floor double bedroom 4 lends itself to a multitude of uses and has a window to the rear, enjoying a pleasant outlook into the rear garden, along with fitted carpet. Adjacent, is the ground floor shower room with a glazed corner shower enclosure with fitted shower, wash basin with storage under, close coupled wc, modern tiled splash-backs, tiled flooring, large modern vertical radiator and an obscure window to the side.

The first floor landing has a large walk-in airing cupboard housing the lagged hot water cylinder and slatted shelving, fitted carpet and an access hatch to the loft space. Replacement panel doors lead to the three first floor bedrooms and the bath/shower room.

Bedroom 1 is positioned at the front of the property with a large window, with plantation shutters, to the front, mirror fronted sliding wardrobes to one wall, wood effect vinyl flooring and provides access to both sides to useful eaves storage. Bedroom 2 has a large window to the rear with fitted blinds, mirror fronted sliding wardrobes to one wall, fitted carpet and also provides access to both sides to useful eaves storage. Bedroom 3 is also a good size double room with window to side with fitted blinds and fitted carpet.

The shower room has an oversize shower enclosure with fitted glazed shower screen and shower unit, wash basin with storage under, enclosed cistern wc, tiled walls, tiled flooring, large modern vertical radiator and an obscure window to the side with fitted blinds.



Externally, there is an open plan frontage providing on-site parking for several cars, along with a shaped lawn with Antique style feature lamp post. The former oversize garage has been divided to incorporate the utility room, whilst still providing a good size storage area at the front, ideal for a motorcycle, trailer, bicycles, paddle boards etc. A pathway to the side leads to the front door with courtesy light, along with a metal arched gate which leads to the landscaped, low maintenance, rear garden with paving with block edging and circular beds, along with an array of mature flowers and plants with a brick wall to one side and fencing to the rear and other side.

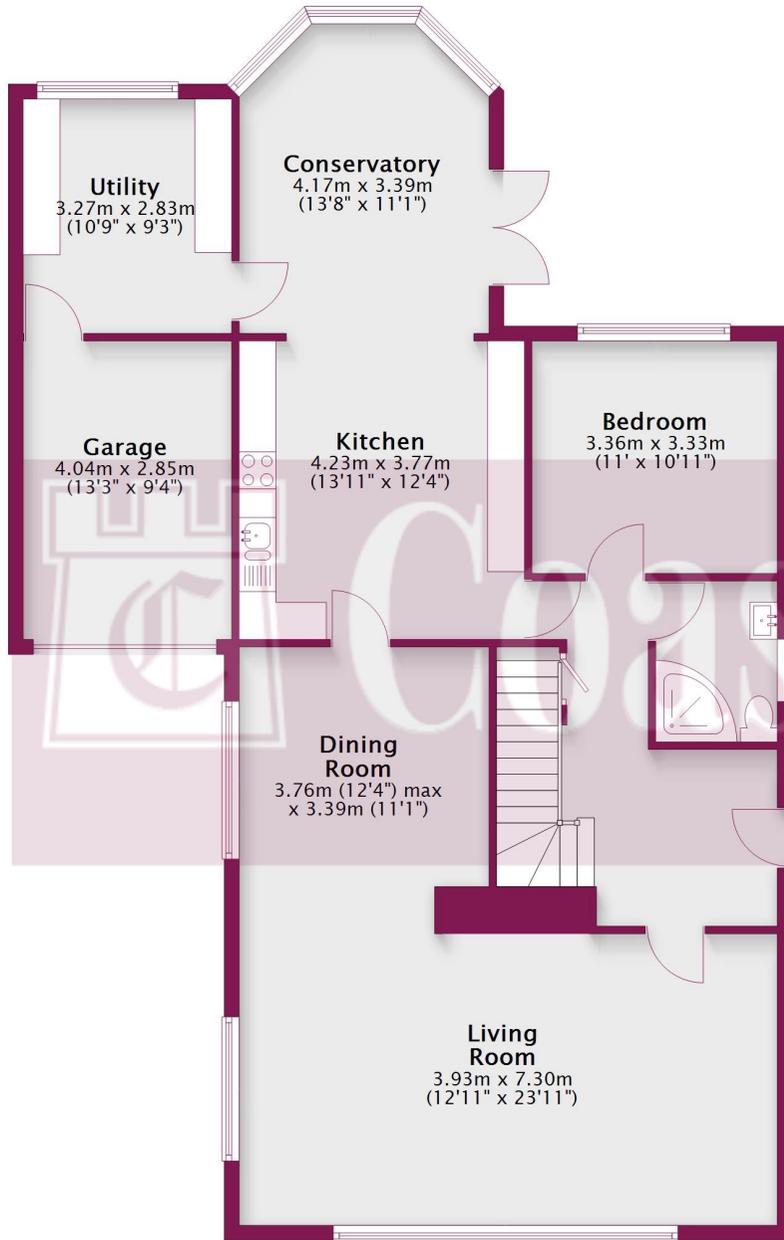
**Current EPC Rating - D (65)**

**Annual Estate Charge - £280.00 p.a. (2026 - 2027)**

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

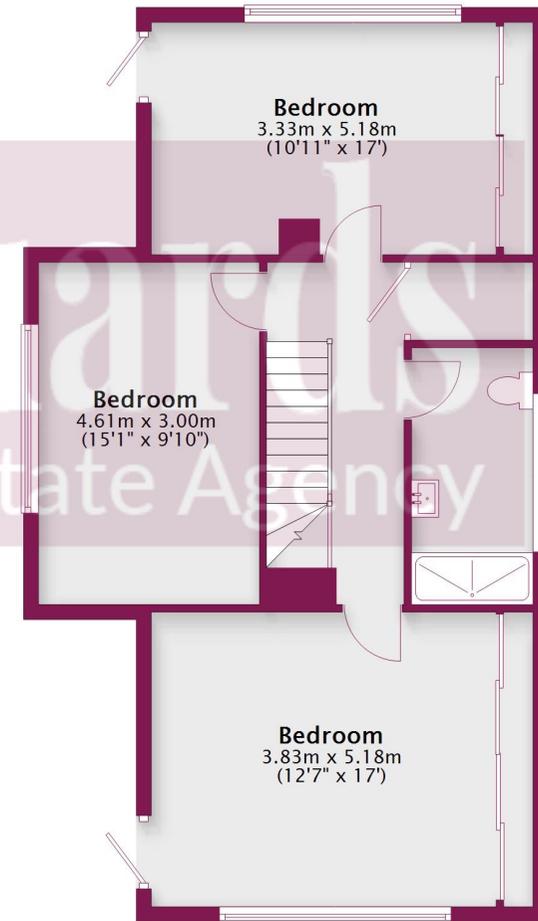
## Ground Floor

Main area: approx. 111.0 sq. metres (1194.8 sq. feet)  
Plus garages, approx. 11.5 sq. metres (123.9 sq. feet)



## First Floor

Approx. 69.5 sq. metres (747.8 sq. feet)



Main area: Approx. 180.5 sq. metres (1942.6 sq. feet)

Plus garages, approx. 11.5 sq. metres (123.9 sq. feet)

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6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)



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