

31 Colts Bay

Aldwick | Bognor Regis | West Sussex | PO21 4EH

Guide Price £595,000

Freehold

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LA675 - 12/25

Features

- **Individually Designed Two Storey Residence**
- **Idyllic Private Estate Setting**
- **Close To Beach & Amenities**
- **3 Bedrooms, 2 Receptions & Conservatory**
- **Cloakroom, Bathroom & En-suite Shower Room (3 wcs)**
- **South Westerly Rear Garden**
- **On-site Parking & Double Garage**
- **NO ONWARD CHAIN**
- **1,696.4 Sq Ft / 157.6 Sq M Plus Garage**





Offered for sale with No Onward Chain, an individually designed detached residence, believed to have been constructed circa 1977 to a specific individual design and specification, situated within the highly sought after Colts Bay private residential estate, which was originally created in the grounds of Colts Bay House.

The incredibly light and airy accommodation comprises a welcoming central entrance hall, ground floor cloakroom/wc, generous front aspect kitchen/breakfast room with adjoining versatile utility room, rear aspect living room, dining room, double glazed conservatory, first floor landing, principal bedroom with en-suite shower room, two further double bedrooms and additional bathroom.

The property also offers double glazing, a gas heating system via radiators, on-site parking for several cars at the front, an attached double garage and an enclosed south westerly rear garden with purpose built outbuilding/store.

Local amenities can be found within ‘Coastguards’ parade, opposite the entrance to the private estate, while nearby Rose Green boasts a doctor’s surgery, library, community centre, Post Office etc. The beach and foreshore are located within approximately a quarter of a mile level walk while the mainline railway station (London Victoria approx. 1hr 45) can be found approx. 2 miles away in Bognor Regis town centre, along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles), which offers a wider range of shopping facilities, Cathedral and the famous Festival Theatre.

The front door with natural light obscure glazed flank panel opens into the generous entrance hall with light grain wood effect laminate flooring and radiator. An easy rise staircase with handrail/balustrade leads to the first floor with a high level double glazed natural light window to the front, useful under stair storage cupboard and additional front aspect double glazed window. Double doors from the hallway lead into the living room at the rear, while further doors from the hallway lead to the kitchen/breakfast room, dining room and ground floor cloakroom, which has a double glazed window to the side, close coupled wc, wash basin with storage under, along with tiled walls and flooring.







The kitchen/breakfast room offers a range of fitted units with granite work surfaces incorporating a breakfast bar and sink unit with integral drainer, a ‘Range’ style cooker with hood over, part tiled and part granite splash backs, an integrated dishwasher, space and plumbing for an American style fridge/freezer, two double glazed windows and a double glazed door to the front and glazed double doors to the rear to the versatile adjoining utility room, which has a natural light roof skylight, a floor standing gas boiler and double glazed window and door to the rear, providing access into the rear garden.

The main living room is a light and airy room with newly fitted carpet and feature double glazed bay, which enjoys a pleasant outlook into the south westerly rear garden. There are feature pillars dividing the room, along with a pair of glazed casement doors into the dining room and double glazed patio doors to the rear, which lead into the double glazed conservatory which provides access via double glazed French doors into the rear garden. The ding room lends itself to a multitude of uses and has a double glazed window to the side, door to the hallway and double doors into the living room.

The first floor boasts a bright and airy generous landing with high level double glazed window to the front over the staircase, a shelved double storage cupboard and an access hatch to the loft space. Doors from the landing lead to the three bedrooms and main bathroom. Bedroom 1 is situated at the rear of the property and enjoys a pleasant outlook over the rear garden, along with wardrobes and high level storage cupboards to one wall and a door into an adjoining en-suite shower room with shaped corner shower cubicle with fitted shower, wash basin with storage under, close coupled wc and an obscure double glazed window to the side. Bedrooms 2 and 3 are both good sized double bedrooms and both benefit from built-in double wardrobes. The bathroom has been refitted with a walk-in bath, wash basin with storage under and enclosed cistern wc, along with an obscure double glazed window to the side.

Externally, there is a generous frontage providing on site parking and an attached double garage with electric up and over door and window to the side. The rear provides a shaped lawn with generous paved patio area, brick built store and gate leading to a side passage with external water tap and double glazed door to the rear of the garage.











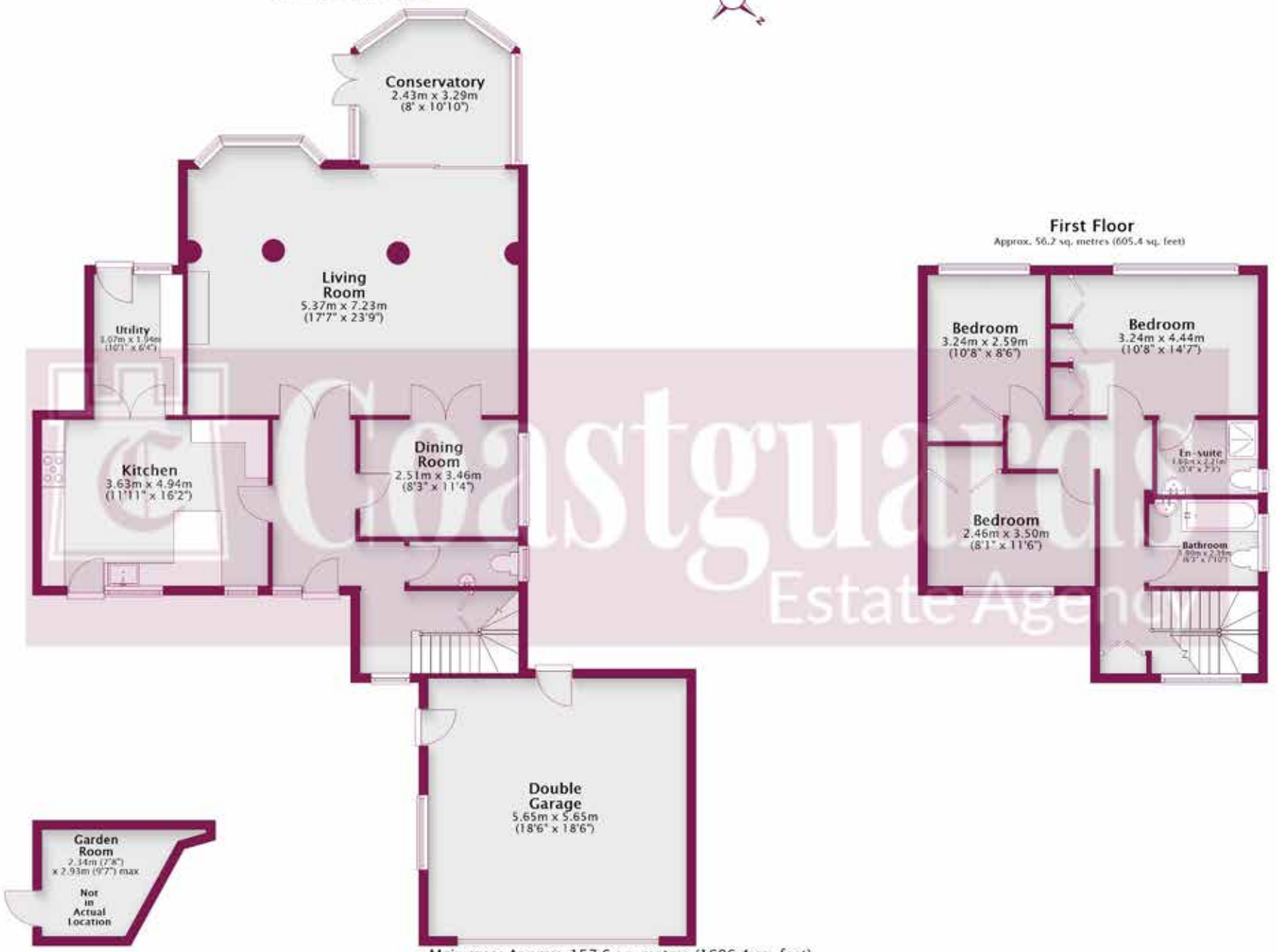


Coastguards

To arrange a viewing contact 01243 267026

Ground Floor

Main area: approx. 101.4 sq. metres (1091.0 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.4 sq. feet)

Coastguard Estate Agents

Main area: Approx. 157.6 sq. metres (1696.4 sq. feet)

Plus garages, approx. 31.9 sq. metres (343.6 sq. feet)

Plus outbuildings, approx. 5.9 sq. metres (63.0 sq. feet)

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.



Current EPC Rating: C (70) **Council Tax:** Band G £4,030.63 p.a. (Arun District Council / Aldwick 2026-2027)

Private Estate Charge: £175.00 Payable Twice Yearly (2025 - 2026)

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

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