



# Coastguards



*The Estate Agency for Quality Property*

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**ENTRANCE LOBBY, ENTRANCE HALL, CLOAKROOM, OPEN PLAN SITTING/DINING ROOM, SUN ROOM, REFITTED KITCHEN WITH SEPARATE UTILITY ROOM, LANDING, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, SHOWER ROOM, DOUBLE GARAGE AND GARDENS**

PRICE: £469,950 FREEHOLD

COUNCIL TAX BAND: F

EPC RATING: C

WI469

**VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY**

WE ARE ASSURED BY THE VENDOR THAT THE HEATING, APPLIANCES AND BUILT-IN EQUIPMENT ARE IN WORKING ORDER, WE HAVE NOT PERSONALLY TESTED ANY ITEM



Property Details

Occupying a cul-de-sac position within this favoured residential setting situated within fairly close proximity to the local beach and seafront, a four bedroom detached house offering light and airy accommodation. The ground floor provides a generous open plan rear aspect sitting/dining room with two sets of patio doors, a sun room, a tastefully refitted modern contemporary kitchen with French doors leading out to the rear, a separate utility room and ground floor cloakroom, whilst the first floor offers a central landing, master bedroom with modern refitted en suite shower room, three further bedrooms and modern recently refurbished shower room.

The property has had replacement double glazing and a recently replaced gas boiler. Externally there is a double width driveway to the front, an open plan lawned front garden, part integral double garage and fully enclosed rear garden.

**N.B This property can be offered for sale with No Onward Chain**





The accommodation is arranged in the following manner:-

A u.P.V.C front door leads into the entrance lobby (4'3" x 3'4" approx.) with obscure double glazed patterned flank window, part obscure patterned glazed inner door leads to the part intergal garage with further inner obscure glazed door with matching flank panel leading into the:-

#### Entrance Hall

8'6" x 4'1" approx. With radiator, coving, panelled door opening into a large cloaks cupboard with hanging rail and shelf, additional cupboard over.

An obscure glazed casement door leads into the open plan sitting/dining room with a further panelled door leading into the ground floor cloakroom.

#### Ground Floor Cloakroom

5'10" x 4' narrowing to 3'3" approx. An obscure double glazed window to the side, white close coupled w.c and wall mounted wash basin with mono block tap and double storage unit under, part tiled splash back and radiator.

#### Open Plan Sitting/Dining Room

22'1" x 21'9" approx.(stairs are included in the room measurement). Measured as 22'1" x 15'2" plus additional measurement of 11'9" x 6'7" approx. Two recently replaced double glazed patio doors lead out to the rear with further natural light high level double glazed window to the side, additional double glazed window to side onto the half landing. Three large radiators, fitted carpet, open plan carpeted staircase rising to the first floor with handrail/balustrade, understair storage cupboard, coving, panelled door leading through to the kitchen, patio doors lead through to the sun room.



Sitting/Dining Room Contd ...



*Sun Room*

11'10" x 8' approx. Glazed panelling to both sides and rear with sliding patio doors leading out to the garden. Further glazed door to the side.

*Kitchen*

15'3" x 8'10" approx. A double glazed window and double glazed French doors leading out to the rear garden. Comprehensive range of refitted base, drawer and matching wall mounted units, fitted work surfaces, inset single drainer 1 1/2 bowl sink unit with mixer tap and tiled splash back surround, integrated four burner gas hob with splash back and stainless steel effect hood over, concealed integrated 'Whirlpool' dishwasher, 'Dimplex' skirting heater, tiled flooring, inset ceiling spot lights, coving, integrated 'Hotpoint' electric double oven and concealed integrated fridge/freezer.

**N.B APPLIANCES NOT TESTED.**



Doorway from kitchen leading through to the:-

*Utility Room*

10'10" x 8' overall approx. A double glazed window to the front, double base unit with work surface over and inset single drainer circular bowl sink unit with mixer tap and tiled splash back surround, space and plumbing for a washing machine and dryer, wall mounted 'Vaillant' recently replaced gas boiler, radiator, space for free standing fridge/freezer and further pantry style storage unit, matching tiled flooring, coving.



**FIRST FLOOR**

Landing

A natural light double glazed window to the side on the half landing, coving, large hatch to the loft space, large radiator. Panelled doors lead to:-

**MASTER BEDROOM SUITE**

Bedroom

15'3 x 11'5" overall including the en suite, measured to the face off the built-in mirror fronted floor to ceiling sliding double wardrobe with hanging rail and shelf, double glazed window to the rear enjoying the outlook over the garden, large radiator, glazed patterned door opening the en suite shower room.





Bedroom Continued ...



En Suite Shower Room

8'9" x 3'8" approx. An obscure patterned double glazed window to the rear, walk-in shower cubicle with fitted shower unit, white close coupled w.c and white shaped wash basin with mixer tap with double storage unit under, additional storage/drawer unit to the side, feature chrome heated towel rail, tiled splash back surround and dado. **N.B APPLIANCES NOT TESTED**





Bedroom Two

14'1" x 9' approx. A large double glazed window to the rear overlooking the garden, radiator, coving.



Bedroom Three

11'6" x 8'2" approx. (measured to the face off wardrobes). A large double glazed window to the front, radiator, built-in double wardrobe with hanging rail and shelf.

Bedroom Four

11'6" x 8'2" approx. (measured to the face off wardrobes). Large double glazed window to the front, radiator, coving, built-in double wardrobe with hanging rail and shelf.



*Shower Room*

12' x 6' overall approx. Recently refitted shower room with large high level natural light obscure double glazed window to the side, double shower cubicle with fitted shower, large shaped wash hand with storage/drawer units under, wall mounted mirror unit with inset down lighting and further storage unit, tiled splash back surround, close coupled w.c, dado, ladder style chrome heated towel rail, useful linen storage cupboard (included in the room measurement). **N.B APPLIANCES NOT TESTED**

**OUTSIDE AND GENERAL**

The front of the property is open plan with a double width driveway leading to the part integral garage, open plan lawn with pathway leading to the front door.

*Garage*

16'10" x 16'4" approx. with large up and over door to the front, power and light, wall mounted modern electric consumer unit, wall mounted gas and electric meters. Part obscure glazed door into the Entrance Lobby.



Rear Garden

Immediately behind the property there is a paved patio area, gates to a pathway leading to the front, external courtesy lighting, shaped lawn with further paved patio to the rear enclosed by panelled fencing, additional shingle area to the other side.





# Energy Performance Certificate



6, Garden Court, BOGNOR REGIS, PO21 4XW

Dwelling type: Detached house      Reference number: 8885-6620-5829-2097-8996  
 Date of assessment: 13 October 2015      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 14 October 2015      Total floor area: 139 m<sup>2</sup>

**Use this document to:**

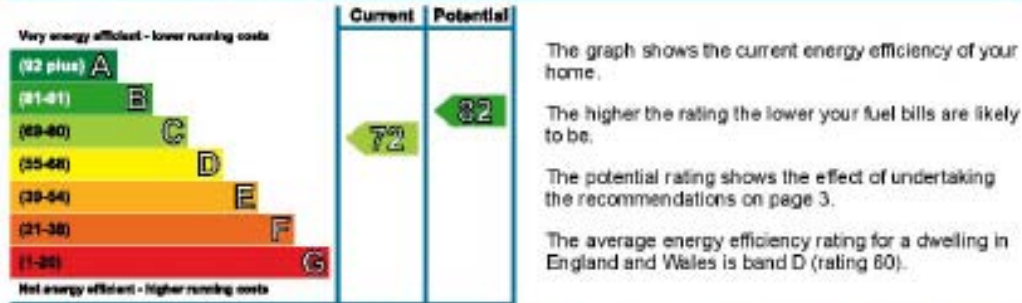
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,757
Over 3 years you could save	£ 306

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 225 over 3 years	
Heating	£ 2,046 over 3 years	£ 1,661 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
<b>Totals</b>	<b>£ 2,757</b>	<b>£ 2,451</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



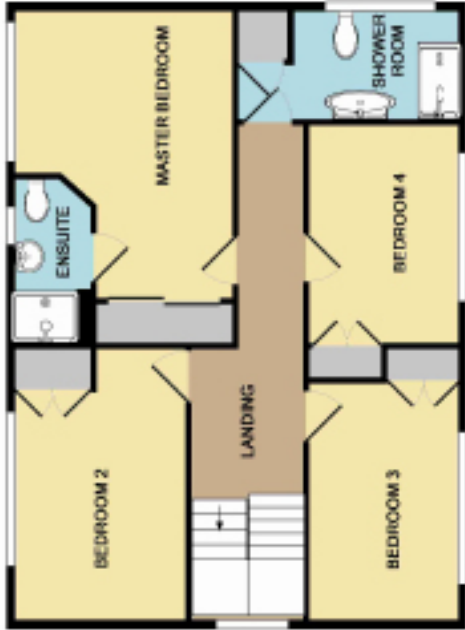
## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 166	
2 Low energy lighting for all fixed outlets	£60	£ 120	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 945	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

All reasonable care has been taken in the preparation of these details but their accuracy cannot be guaranteed and they do not form part of any offer or contract.

Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum  
Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



1ST FLOOR  
APPROX. FLOOR  
AREA 733 SQ. FT.  
(68,192 M<sup>2</sup>)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1097 SQ. FT.  
(100,380 M<sup>2</sup>)

TOTAL APPROX. FLOOR AREA 1812 SQ. FT. (168,492 M<sup>2</sup>)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, stairs 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 a guide by any prospective purchaser. The dimensions and areas shown are not intended to be taken as a guarantee and should be verified by the purchaser. Made with Metaplan CP215



1ST FLOOR  
APPROX. FLOOR  
AREA 733 SQ.FT.  
(68.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1079 SQ.FT.  
(100.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1812 SQ.FT. (168.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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