



Coastguards



The Estate Agency for Coastal Property

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**STORM PORCH, ENTRANCE HALL, KITCHEN, GROUND FLOOR W.C, OPEN PLAN SITTING/DINING ROOM, SEPARATE LIVING ROOM.
FIRST FLOOR LANDING, FOUR BEDROOMS, FAMILY BATHROOM, GENEROUS LOFT.
GARDENS, DRIVEWAY, GARAGE.
PRIVATE ESTATE SETTING.**

PRICE: £495,000 FREEHOLD

COUNCIL TAX BAND: F

ESTATE MAINTENANCE CHARGE: £ p.a

AWAITING EPC RATING:

CA495

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

A rare opportunity to acquire a traditional 1930's semi-detached family home occupying a cul-de-sac position within the highly sought after Craigweil Private Estate which provides private access to the nearby beach and is famed for its Royal connections.

This delightful home retains many original characteristics including exposed solid wood flooring to the ground floor, original doors and superb rounded bay windows to some rooms, whilst also offering modern comforts such as double glazing, gas heating system via radiators and stunning solid fuel burner to the sitting room.

The accommodation on the ground floor boasts a welcoming entrance hall with cloaks cupboard, dual aspect kitchen at the front, ground floor w.c., open plan sitting/dining room, separate generous rear aspect living/family room, first floor landing with four bedrooms and a good size bathroom.

Externally the property offers a pretty, established, front garden, wide gravel driveway providing off road parking for two vehicles in front of double gates which in turn provides further parking leading to a detached pitched roof garage and a fully enclosed Southerly rear garden.





The accommodation is arranged in the following manner:-

A covered storm porch protects the recessed original part glazed front door opening into the:-

Entrance Hall

With original hardwood exposed flooring, large radiator concealed by a decorative cover, carpeted staircase with handrail rises to the first floor landing, coving, fitted cloaks storage cupboard with part shelving housing the modern electric consumer unit and electric heater. Doors lead to the kitchen, main living room and sitting room.

Kitchen

10'9" overall x 9'7" approx. A dual aspect room with double glazed window to the front and high level double glazed window to the side, an obscure double glazed door leads out onto the side of the driveway. Fitted in a range of matching base, drawer and wall mounted units with dark roll edge work surface, inset stainless steel 1 1/2 bowl sink unit with chrome mixer tap, tiled splashback surround, integrated electric four ring hob with oven/grill under, wall mounted 'Vaillant' gas combination boiler, space and plumbing for a washing machine, dishwasher and freestanding fridge/freezer, tiled flooring.

N.B APPLIANCES NOT TESTED





Double doors lead into the:-

Understair Cloakroom

With a high level double glazed window to the side, close coupled w.c. and shaped wall mounted corner wash hand basin with chrome mono bloc tap, tiled splashback, wood panelled surround, tiled flooring.

Main Sitting Room

15'10" x 10' approx. With a feature part curved double glazed bay style window to the front with tiled sill, exposed original hardwood flooring, feature solid fuel burner recessed into chimney breast with solid wood decorative mantel and tiled hearth, large radiator concealed by a decorative cover, open plan to the:-



Dining Area

9'5" x 7'4" approx. With large double glazed patio doors to the rear leading out into the rear garden and rear patio, exposed original hardwood flooring, large radiator concealed by a decorative cover.



Dining Area Continued ..



Living Room

15'12 x 11' approx. A dual aspect room with feature part curved double glazed bay style window to the rear enjoying the outlook onto the rear garden with tiled sill, feature side aspect circular port hole style window, exposed original hardwood flooring, large radiator concealed by decorative cover, bespoke shelving to one wall, coving.





FIRST FLOOR

Landing

With a double glazed window to the side with tiled sill, feature shaped solid wood bannister, original doors lead to bedrooms one, two, three, four and bathroom.

Bedroom One

15'1" x 11' approx. With a large feature, part curved bay style double glazed window to the rear enjoying the outlook over the rear garden, double radiator, fitted carpet.



Bedroom Two

13'6" x 9'11" approx. With a feature part curved double glazed bay style window to the front, radiator, fitted carpet, original exposed tiled fireplace with recessed grate and decorative solid wood feature mantel.



Bedroom Two Contd ...



Bedroom Three

10'6" x 9'2" approx. With a high level double glazed window to the rear enjoying the outlook over the rear garden, double radiator, fitted carpet.





Bedroom Four/Study

8'6" x 6'9" approx. With a double glazed window to the front, tiled sill, double radiator, fitted carpet.

Family Bathroom

8' x 7'8" approx. With an obscure double glazed window to the front, white suite of panelled bath with mixer tap/shower attachment, pedestal wash hand basin and close coupled w.c., tiled splashback surround, double radiator, tiled flooring. **N.B APPLIANCES NOT TESTED**





OUTSIDE AND GENERAL

GARDENS

Front

A pretty front garden with paved pathway leading to the front door via a pedestrian Lychgate. Laid to lawn with mature flower and shrubs providing screening to the front, external water tap and courtesy lighting. A gravel drive provides onsite parking for two vehicles with double gates then leading to further parking at the side of the property and in turn leading to the:-

Garage

16'7" x 8'5" approx. With part glazed double opening doors to the front, pitched roof storage, window to the rear.

Rear

With gate leading from the driveway onto a full width paved patio sitting area in turn leading through to the generous Southerly lawn bordered by mature flower and shrubs, fencing to both sides and rear. Rear raised deck sitting area, mature foliage provides screening from neighbouring properties, timber storage shed, space currently containing hot tub (to remain if required) with a pedestrian gate at the bottom Easterly side of the garden leading to a pathway to Wychwood Walk.



Rear Continued ...



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
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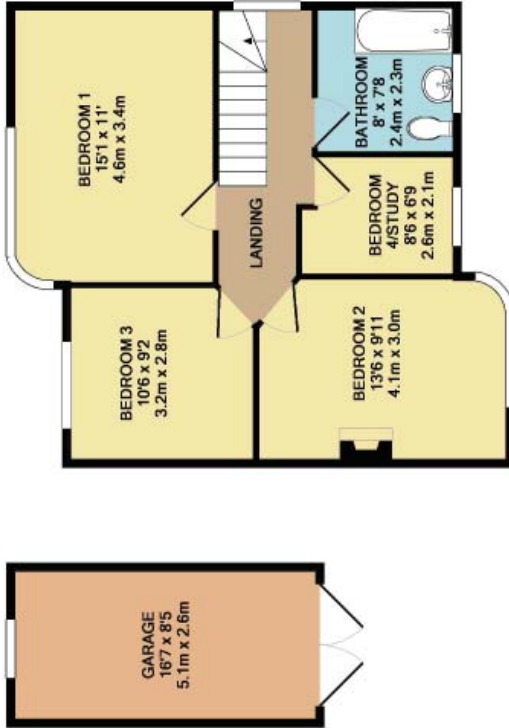


Coastguards



17 Wychwood Close

AWAITING EPC RATING



1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.2 SQ.M.)

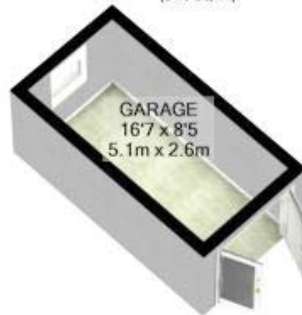
TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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 seller does not warrant that the measurements have been used and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1308 SQ.FT. (121.5 SQ.M.)