



Mulberry Place, 29 Aldwick Avenue, Aldwick

Guide Price £1,250,000



Mulberry Place, 29 Aldwick Avenue

Detached seafront residence on a private road with direct access to Aldwick beach. No forward chain.

- Aldwick Beachfront House
- Detached with Double Garage
- Four Reception Rooms
- Kitchen and Utility
- Four Double Bedrooms
- Three Bathrooms
- Balcony overlooking the Sea
- Front and Rear Gardens
- Double Garage and Cabin
- No Forward Chain

Aldwick Avenue is a Private Marine Estate with a range of executive homes. Mulberry Place has been lived and loved by two generations since it was built in the 1990's and offers spacious, versatile accommodation.

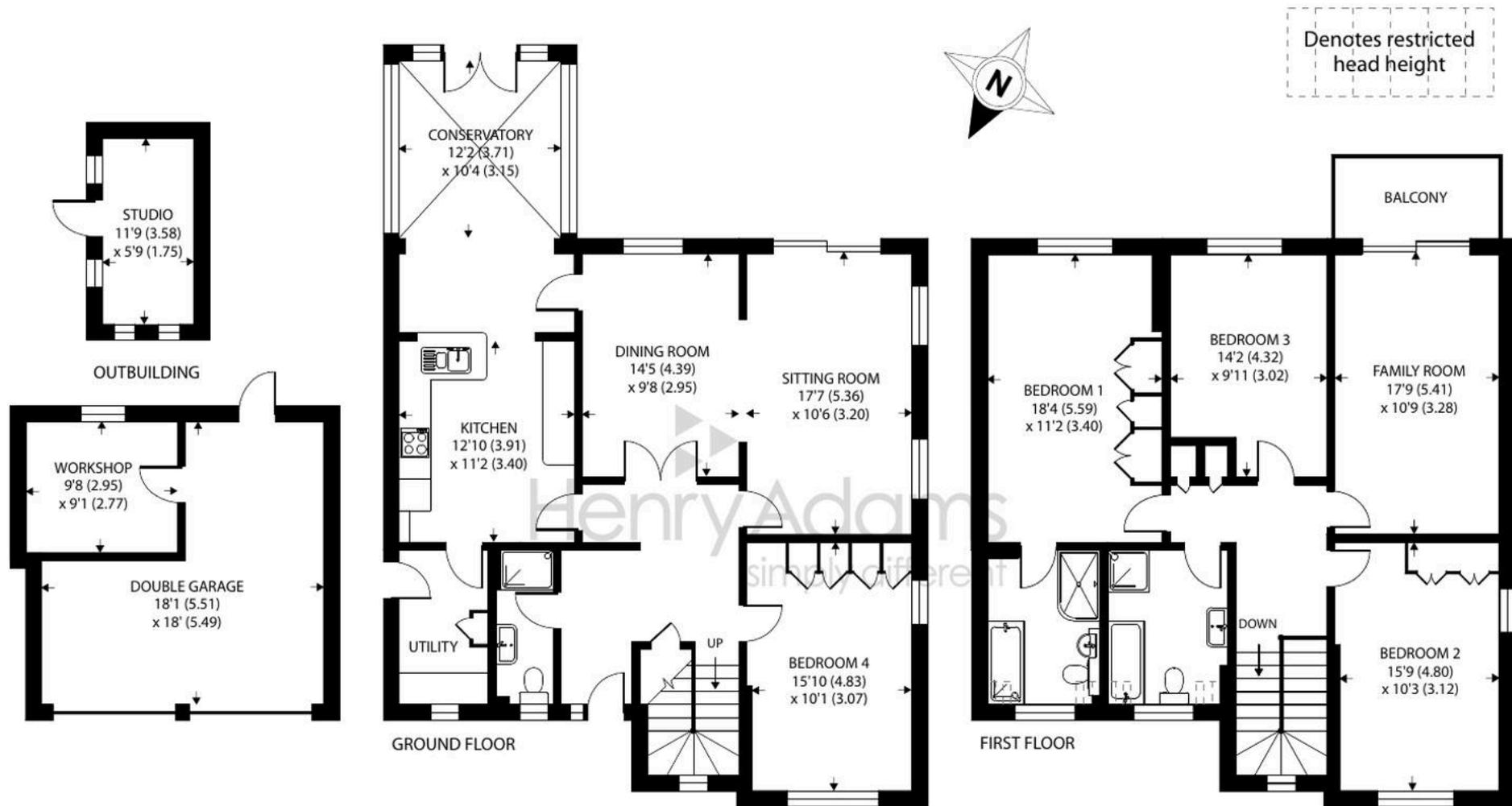
The accommodation briefly comprises, spacious entrance hall with a ground floor shower room and WC. There is also a ground floor bedroom with fitted wardrobes. There are double doors opening to the 'L' shaped sitting/dining room with patio doors to the garden. The kitchen is fitted with cream Shaker style units and is open plan to the quality Victorian style conservatory which overlooks the south facing rear garden and out to sea. The utility room has space for white goods and a side access door.

Cont









Aldwick Avenue, Bognor Regis

Approximate Area = 2492 sq ft / 231.5 sq m (includes garage)

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 2570 sq ft / 238.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Henry Adams. REF: 921210

On the first floor, there is a second sitting room with patio doors opening onto the balcony with glorious sea views. The principal bedroom has sea views, fitted wardrobes and a full en-suite bathroom. There are three further double bedrooms and a family bathroom also with a separate walk-in shower.

The property is on the south side of the road with direct access to Aldwick beach and the sea. The front garden is laid to lawn with established trees and shrubs and a block paved driveway leading to the double garage and workshop.

Aldwick Avenue is a much sought-after private marine estate located about two miles to the west of the seaside town of Bognor Regis town centre with its mainline railway station with links to London Victoria and the South Coast. Local amenities in the area include the beautiful Marine Park Gardens, the Aldwick beach and promenade with traditional beach huts and the sailing club. The Cathedral City of Chichester offers excellent high street shopping, many fashionable restaurants, cafes, bars and the Chichester Festival Theatre.

Private Estate Charge: We understand the private estate charge is approximately 130 p.a.

What3Words ///before.juror.candy

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B





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