



## Fair Lawn, 3 Colts Bay, Aldwick

Guide Price £500,000

## Fair Lawn, 3 Colts Bay

- Attached Chalet Bungalow
- Located on Exclusive Private Estate
- Sitting Room with Bay Window
- Large Kitchen/Dining Room
- Ground Floor Bedroom
- Ground Floor Bathroom plus Utility
- First Floor Principal Bedroom with En-suite
- First Floor Bedroom/Study
- Low/easy Maintenance Gardens and a Garage
- No Forward Chain

Attached chalet bungalow nestled on an exclusive Private Estate.

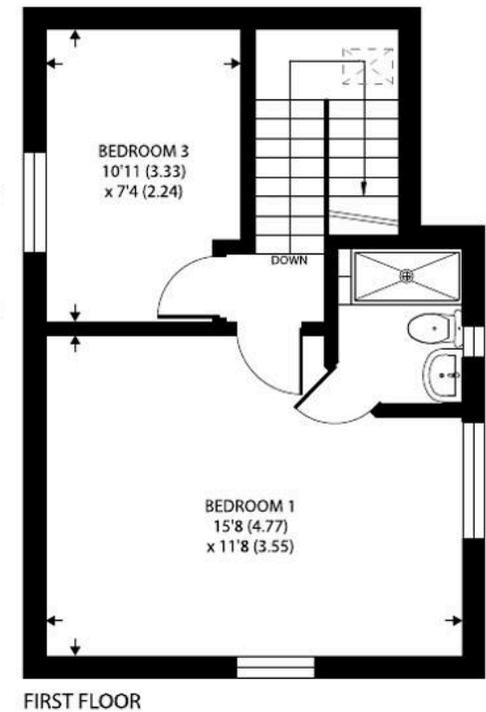
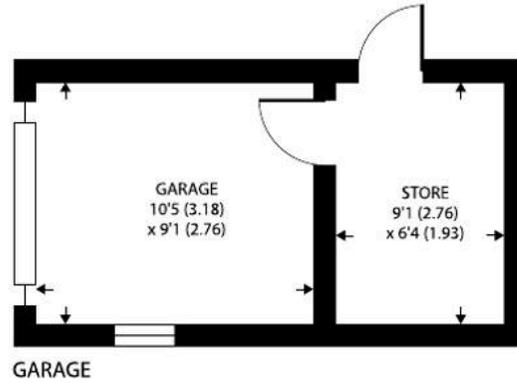
Step inside to find a welcoming sitting room with a bay window and patio doors to the courtyard garden. The large kitchen/dining room is a true showstopper, offering plenty of space to whip up your culinary masterpieces while entertaining friends and family. The quality wood flooring throughout adds a touch of class that's sure to impress.

The first floor principal bedroom with its very own en-suite shower room for a little extra privacy. There is a further first floor bedroom/study for guests.

Outside, you'll find sunny patio gardens where you can enjoy your morning coffee or soak up the sun with a good old BBQ. The property also comes with a garage and driveway for additional parking. It is a superb 'lock up and travel or holiday home'. This gem comes with No Forward Chain, so you can move in and start living your best life.







## Colts Bay, Bognor Regis

Approximate Area = 1232 sq ft / 114.4 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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Location-wise, you're in luck! You're just a short stroll away from local shops where you can pick up your essentials, and the Aldwick beach, for those lazy summer days or evening strolls along the shore.

In summary, this property is a real winner with its charming interiors, convenient location, and low-maintenance lifestyle.

The property is situated in a highly regarded and much sought after location within a level walk to Aldwick beach. Coastguards Parade, which comprises an array of local shops including a family butcher and newsagents is close by. Bognor Regis town centre is about two miles, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, with its pedestrianised shopping precinct, comprehensive range of bistros, cafes and restaurants, as well as Chichester Festival Theatre, is approximately six miles.

Private Estate Charge: We understand the private estate charge is currently £450 p.a.

What3Words ///zealous.marine.outcasts

Tenure: Freehold & Council Tax Band: E

EPC Energy Efficiency Rating: D





**Aldwick Beach**

## **Henry Adams - Bognor and Aldwick**

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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