

**Auction**

3 bed bungalow to buy in PO21

Colts Bay, Bognor Regis, West Sussex,
PO21 4EH

£450,000

 Starting Bid

 x 3  x 2  x 1

Tenure

Freehold

Off Street parking

Property features

- ✓ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ✓ Attached Chalet Bungalow
- ✓ Located on Exclusive Private Estate
- ✓ Sitting Room with Bay Window
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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.

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.

Private Estate Charge: We understand there is a private estate charge of £450 p.

NB: Henry Adams are working in conjunction with

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Bungalow

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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). © n/checom 2025. Produced for Henry Adams. REF: 1288008

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Colts Bay, Bognor Regis, West Sussex, PO21 4EH

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,

Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

