

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£800,000

Freehold

St. Richards Way, Aldwick, Bognor Regis, PO21 3BD



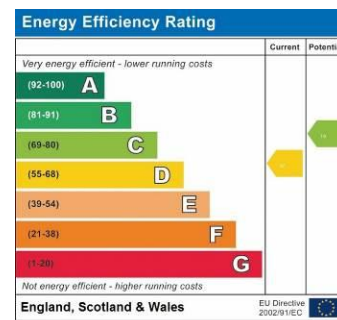
Book a Viewing

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- **Detached Family Home**
- **Large Open Plan Reception**
- **3 Bedrooms (En-Suites to 2)**
- **Beautifully Appointed Kitchen**
- **Office / Playroom**
- **Garage & Off Road Parking**



Accommodation

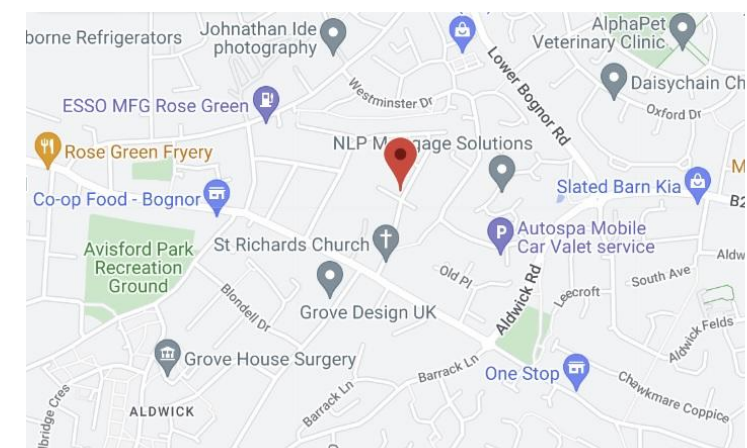
Ground Floor

Entrance Hall: 19' 4" x 9' 4" (5.90m x 2.87m)
 Sitting Room: 17' 10" x 14' 6" (5.46m x 4.42m)
 Dining Room: 29' 3" x 11' 5" (8.94m x 3.49m)
 Kitchen: 14' 11" x 13' 5" (4.56m x 4.11m)
 Utility Room: 9' 7" x 5' 0" (2.94m x 1.54m)
 Play Room / Study: 8' 7" x 8' 3" (2.64m x 2.52m)
 Garage: 19' 4" x 11' 10" (5.91m x 3.62m)

First Floor

Bedroom 1: 16' 10" x 14' 5" (5.15m x 4.41m)
 Ensuite: 9' 6" x 4' 1" (2.92m x 1.25m)
 Bedroom 2: 12' 0" x 11' 2" (3.66m x 3.42m)
 Ensuite: 7' 8" x 3' 6" (2.34m x 1.08m)
 Bedroom 3: 9' 4" x 8' 11" (2.87m x 2.74m)
 Bathroom: 9' 4" x 6' 8" (2.85m x 2.05m)

Council Tax Band: F



What the agent says... “,”

This immaculate family home has been much improved by the present owners. Located in sought-after Aldwick, the property is conveniently close to a range of amenities, including local shops and schools, a doctor's surgery and pharmacy.

The accommodation comprises a spacious entrance hall, leading through to a contemporary semi-open plan reception space with a large seating area and double-fronted log burner, a light dining area with underfloor heating, bar area including wine coolers, drinks fridge, filtered chilled water tap/bowl overlooking the rear garden and a beautifully appointed, fitted kitchen with boiling water tap. There is a separate utility room and door leading to the garage. Finally on the ground floor there is a cloakroom and an office/playroom.

The first-floor landing leads to the principal bedroom which benefits from a large fitted wardrobe and en-suite shower room. The second bedroom also boasts an en-suite shower room and fitted wardrobe. There is a third bedroom and a smaller room (which is currently used as a nursery). The spacious family bathroom is well appointed with a large fitted out airing cupboard and all the bathrooms have under floor heating.

Externally, the property is well screened at the front for privacy and there is plenty of off-street parking space in addition to the garage. To the rear the garden is mainly laid to lawn with a patio area running the width of the property. The rear garden is also well screened with mature hedges creating a peaceful setting.

Viewings are highly recommended to fully appreciate the quality finish of this lovely home.

