



31 Fernhurst Gardens

Aldwick | Bognor Regis | West Sussex | PO21 4BA

Guide Price **£550,000**
FREEHOLD

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BU550-03/23



Features

- Detached Three Bedroom House
- Enormous Scope To Improve
- Popular Residential Location
- No Onward Chain
- 1,592 sq ft / 147.9 sqm

Offered For Sale with No Onward Chain this older style detached residence is situated in a popular residential location, close to amenities and the beach and boasts enormous scope to improve. Three bedrooms, three reception rooms, ground floor bathroom & separate w.c, rear aspect kitchen and first floor w.c. Double glazing, a gas heating system via radiators, driveway, garage and generous rear garden.

Fernhurst Gardens is located within half a mile level walk of the beach/seafront with local amenities being found in the nearby Coastguards Parade or Rose Green which provides Doctors Surgery, Library, Post Office, Chemist etc. Bognor Regis town centre can be found approximately 2 miles to the East which provides a mainline railway station (London Victoria 1h 45 mins), promenade and pier.

The historic city of Chichester can be found 6 miles to the West (approx.) which provides a wider range of shopping facilities, the popular Festival Theatre and Cathedral. Goodwood (famous for the race circuit, race course and golf course), Fontwell Park race course, the picturesque South Downs and historic city of Arundel can all be found within a short drive as can the A27 coastal route.

A double glazed front door leads into a welcoming entrance hall with picture rail surround. A carpeted staircase with handrail rises to the first floor with large walk-in under stair storage cupboard housing the modern electric consumer unit, electric meter and solar panel controls. Doors lead from the hallway to the living room, dining room, kitchen, ground floor bathroom and separate w.c.

The kitchen has a double glazed window to the rear enjoying a pleasant outlook into the rear garden, along with a double glazed door to the side. There are a range of fitted units and work surfaces, a 1 1/2 bowl single drainer sink unit and space for appliances. Adjacent to the kitchen at the rear there is an external store cupboard housing the floor standing 'Potterton Kingfisher 2' gas boiler.

The dining room is a good size front aspect room with picture rail surround, while the main living room measures 25' overall in depth with a feature double glazed bay to the front, large stone fireplace and double glazed windows and door to the rear which provides access into the rear garden. A door to the side leads from the living room into a highly versatile room behind the garage which has previously been utilised as a playroom and has double glazed windows to the rear and side, a double glazed door to the rear and has fitted storage cupboards (one housing a sink unit). The ground floor also has a bathroom with bath with electric shower over and shaped wash basin with storage cupboard under, and an adjacent separate w.c with low level w.c and wall mounted wash basin.

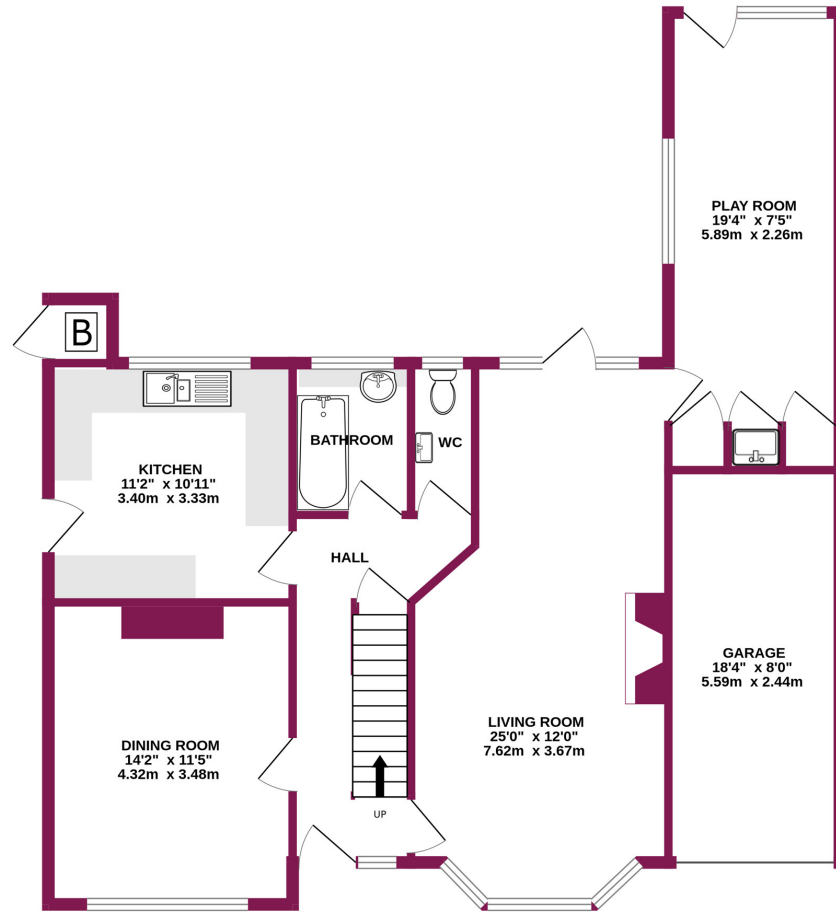
The first floor offers a generous landing with natural light skylight window to the rear and door providing access to eaves storage at the rear. The three bedrooms are of a good size with bedrooms 1 and 2 two housing sink units. There is also a separate first floor w.c with low level w.c.

Externally there is a mature frontage with driveway providing on-site parking in front of the attached garage with an up and over door. To the rear of the property there is a generous mature garden which extends beyond the shrubs and Summer House.

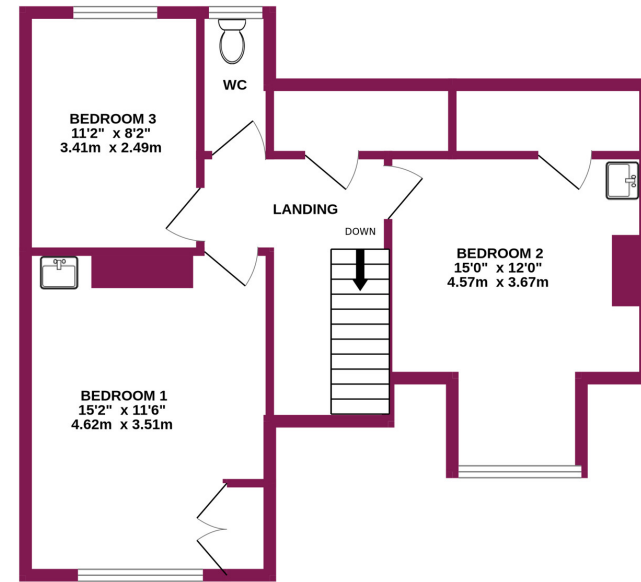


To arrange a viewing contact 01243 267026

GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: D (61)

Council Tax: Band F
£3.023.80.(2022 - 2023 Arun District Council/Aldwick)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.