



6 Stirling Way

Aldwick | West Sussex | PO21 4PN

Price £695,000

FREEHOLD

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SA695-06/23



Features

- Detached 4 Bedroom House
- Cul-de-Sac Position
- Two Separate Reception Rooms
- Double Garage & Driveway
- 1,727 Sq Ft / 160.4 Sq M

Occupying a corner plot position within a quiet residential cul-de-sac, this delightful 4 bedroom detached house offers incredibly light and airy accommodation boasting an entrance hall, cloakroom, kitchen, utility room, through living room, separate dining room, master bedroom with en suite shower room & second family shower room, along with a part integral double garage, driveway & fully enclosed rear garden.

Local amenities can be found nearby in the Coastguards Parade or Rose Green which provides Doctors Surgery, Library, Post Office, Chemist, green grocers, food outlets, etc. Bognor Regis town centre can be found within approximately 2 miles to the East which provides a mainline railway station (London Victoria 1h 45 mins). The beach is within a short walk accessed via Craigweil Lane.

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 storm porch protects the replacement double glazed front door which opens into a light and airy, welcoming entrance hall, with feature easy rise carpeted staircase to the first floor with large natural light double glazed window to the front on the half landing, along with a generous useful walk-in under stair storage cupboard with light, housing the large modern electric consumer unit which was upgraded in 2022.

Doors lead from the hallway to the living room, dining room, kitchen and ground floor cloakroom with tiled flooring, close coupled w.c, wash basin with storage under and double glazed window to the side.

The kitchen provides a comprehensive range of base, drawer and wall mounted units, along with fitted work surfaces, an inset Franke 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 burner Indesit gas hob with hood over and eye level Stoves gas double oven/grill. A doorway to the side leads into the adjoining utility room with a double glazed window and door to the rear, single drainer sink unit with space and plumbing for a washing machine under, space for additional appliances and a built-in cupboard housing the wall mounted Vaillant gas boiler which was replaced in 2021 and has the remainder of a 10 year warranty.

Adjacent to the kitchen is the separate dining room with large double glazed window to the rear. In addition, the ground floor provides a generous through dual aspect living with large double glazed window to the front, double glazed patio doors to the rear and a feature fireplace with recessed coal effect gas fire.

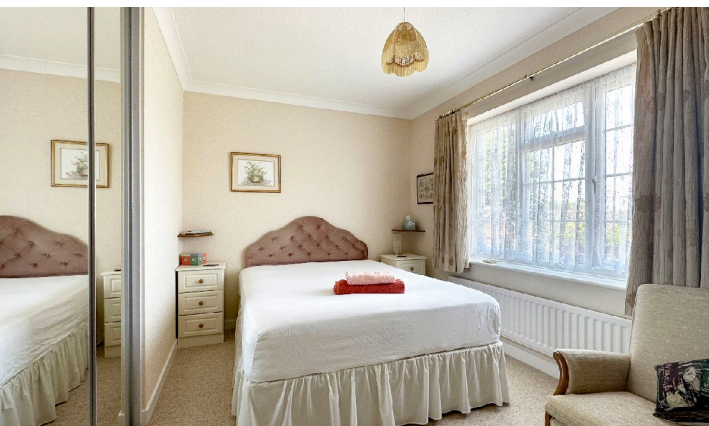
The first floor has a landing with an access hatch to the part boarded loft space and a built-in airing cupboard housing the lagged hot water cylinder and water softener. Doors lead from the landing to the four bedrooms and main shower room.

Bedroom 1 is rear aspect with a built-in double floor to ceiling mirror fronted sliding wardrobe and has a door leading to the adjoining en suite shower room which offers a walk-in shower enclosure with fitted shower, wash basin with storage under, enclosed cistern w.c. and has a double glazed window to the side.

Bedroom 2 is a good size rear aspect double room with a built-in double floor to ceiling mirror fronted sliding wardrobe, while bedrooms 3 & 4 are both front aspect rooms, with bedroom 3 also benefiting from a built-in mirror fronted sliding double wardrobe. Bedroom 4 is currently utilised as a study/home office. The first floor also boasts a separate main shower room with an oversize shower enclosure with fitted shower, wash basin inset into surround with storage under, enclosed cistern w.c. and a double glazed window to the front.

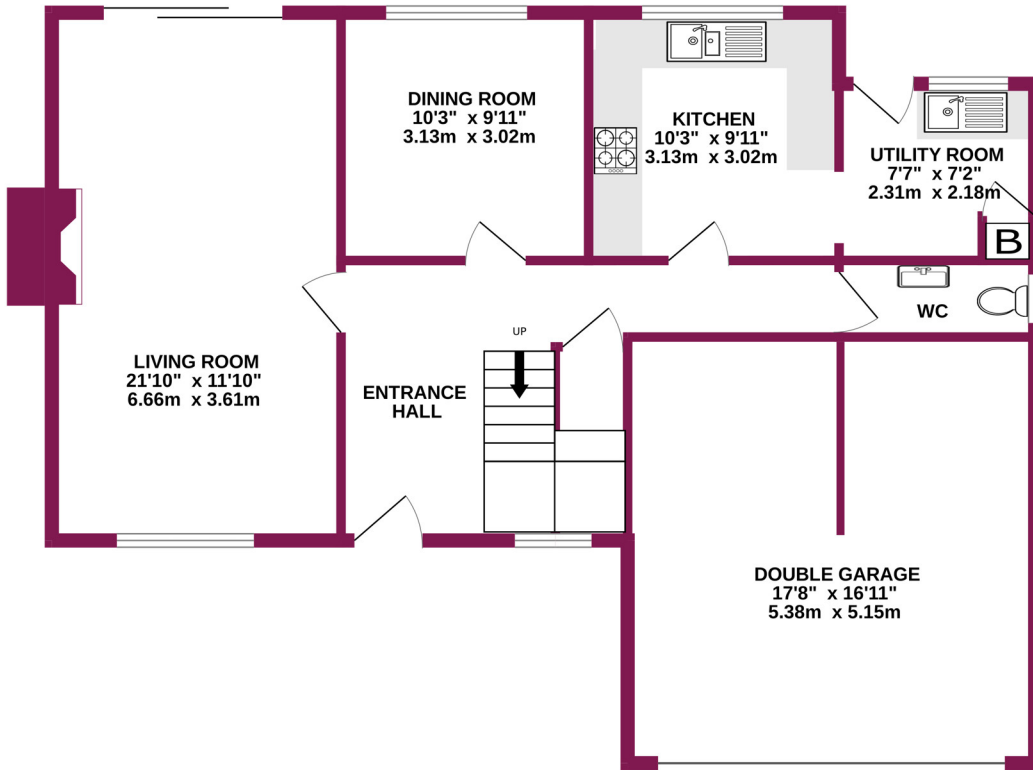
Externally there is a low maintenance open plan frontage with a generous driveway with turning space providing on-site parking in front of the part integral double garage which measures 17' 7" x 16' 11" with power, light and an electric car charging point (suitable for plug in car adaptors).

The rear garden is a real feature of this delightful home with paved patios, a central lawn bordered by established, well stocked beds, raised borders and mature shrubs and plants. To the side there is a generous paved area housing a timber storage shed & there is an electrically operated sun canopy/awning over the patio doors from the living room. A pathway at the side has an external water tap and gate leading out to the front.

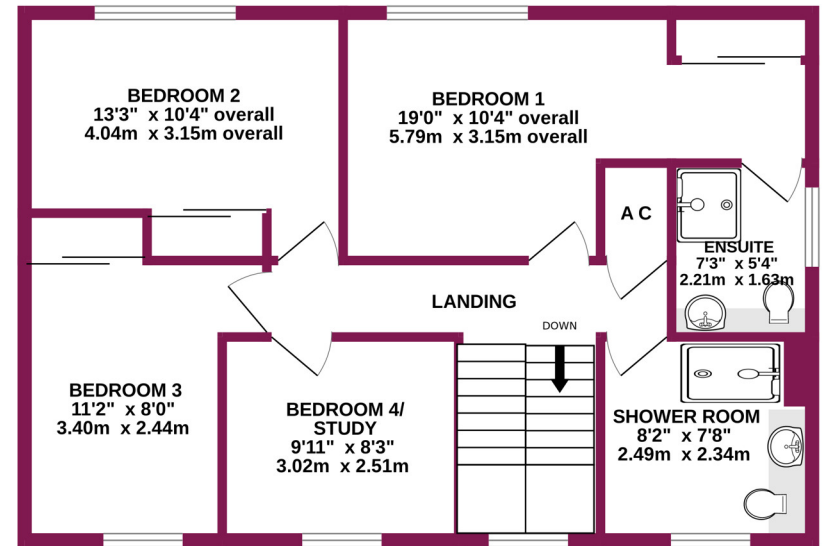


To arrange a viewing contact 01243 267026

GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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 (68)

Council Tax: Band F (£3,023.80 p.a. 2023 - 2024 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.

Coastguards 

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