



31 Fernhurst Gardens

Aldwick | Bognor Regis | West Sussex | PO21 4BA

Guide Price £750,000
FREEHOLD

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FR750 - 07/24

Features

- Recently Renovated Detached Residence
- 5 Bedrooms (3 with en-suite facilities)
- Newly Fitted Kitchen and Bath/Shower Rooms
- Separate Utility Room
- Solar Panels & Newly Fitted Gas Boiler (Current EPC Rating B)
- No Onward Chain
- Approx. 1,643 Sq Ft / 152.7 Sq M (Inc. garage)

Having been the subject of an extensive renovation program throughout recent months, this detached two storey residence combines the character from its origins with the modern comforts expected today.

Offered For Sale with No Onward Chain, the property is situated in a desirable residential location approximately half a mile walk to the beach. The highly versatile accommodation comprises a central entrance hall, open plan dual aspect living room with newly fitted rear aspect kitchen, separate utility room, ground floor study/bedroom 5 with 'Jack and Jill' style en-suite cloakroom, additional good size ground floor bedroom with en-suite shower room, landing, three first floor double bedrooms (principal with en-suite shower room) and first floor family bath/shower room.

In addition, the property offers double glazing, an updated gas heating system with newly fitted boiler and pressurised hot water tank with modern radiators throughout, solar panels (reducing outgoings), on-site parking at the front, a single garage (14' 10" deep) and a good size Westerly rear garden.

A storm porch protects the double glazed front door with flank double glazed window which opens into the entrance hall with a carpeted staircase with handrail/balustrade to the first floor and useful under-stair storage cupboard housing the modern electric consumer unit and solar panel controls. From the hallway an open plan walkway leads through to the kitchen/living room, while doors from the hallway lead to the ground floor study/bedroom 5 with large double glazed window to the front and the 'Jack and Jill' style cloakroom with an oversize shaped wash basin with storage under, close coupled w.c, heated towel rail, extractor and vanity mirror.

The newly fitted kitchen provides a comprehensive range of units complemented with light coloured work surfaces with an inset 1 1/2 bowl single drainer sink unit, integrated electric hob with concealed hood over, integrated eye level double oven/grill, concealed full size integrated dishwasher and space for an American style fridge/freezer, along with a double glazed window to the rear enjoying a pleasant outlook into the rear garden and a door leading to the adjacent utility room offering further units and work surfaces, space and plumbing for a washing machine, space for a dryer and a double glazed door providing access to the side. The kitchen is open plan to the dual aspect living/dining room with generous tri-fold double glazed doors to the rear leading out to the paved patio and rear garden, along with a feature double glazed bay window to the front, fitted carpet in the living area and a feature wall mounted modern remote controlled electric illuminated fire recessed into the chimney breast.





A door from the dining area leads to the side into the adjoining ground floor bedroom with fitted carpet, a double glazed window to the side and door to an en-suite shower room with corner shower cubicle with fitted shower, wash basin with storage under, close coupled w.c, vanity mirror, extractor and heated towel rail.

The first floor landing boasts a generous walk-in storage cupboard housing the newly installed gas boiler and pressurised hot water cylinder, along with an additional built-in storage cupboard and fitted carpet. Doors from the landing lead to bedrooms 1, 2, 3 and the family bath/shower room.

Bedroom 1 has a feature square double glazed bay window to the front, fitted carpet and door leading to the newly fitted en-suite shower room with an over size shower enclosure with dual shower, wash basin with storage under, vanity mirror, close coupled w.c, heated towel rail and an obscure double glazed window to the rear.

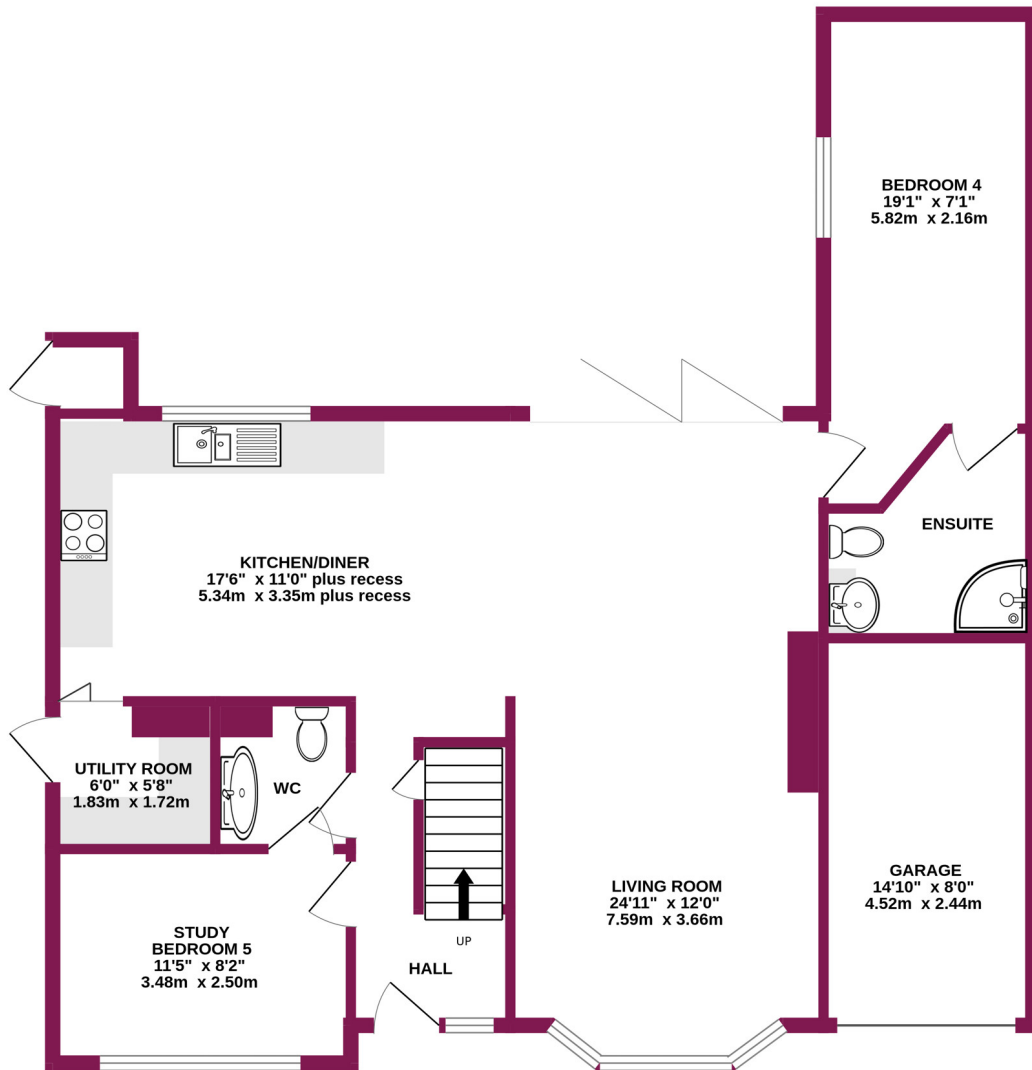
Bedroom 2 is a good size double room with a double glazed window to the front and access hatch to the loft space, while bedroom 3 enjoys a pleasant outlook to the rear over the rear garden, both rooms with fitted carpet.

The first floor also offers a newly fitted family bath/shower room with corner shower cubicle with fitted shower, panel bath with mixer tap/shower attachment, close coupled w.c, wash basin with storage under, heated towel rail and an obscure double glazed window to the rear.

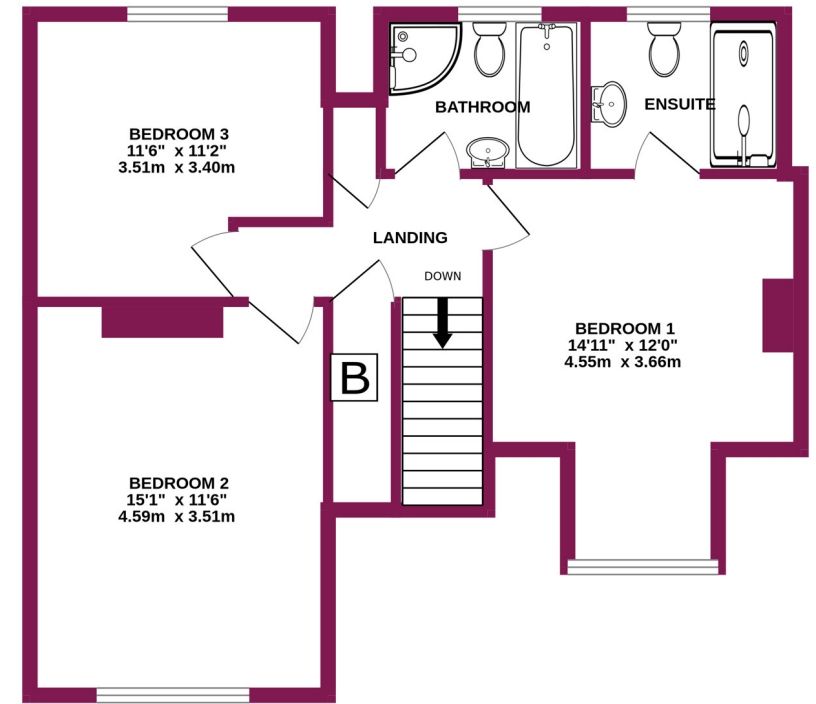


To arrange a viewing contact 01243 267026

GROUND FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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Externally, there is a gravel frontage providing on-site parking and an attached garage measuring 14' 10" in depth by 8' approx. with an up and over door at the front. The rear garden is predominantly laid to lawn with a generous, newly laid, paved patio, along with a timber Summer house/store, mature foliage and shrubs providing screening from neighbouring properties and a pathway at the side with gate to the front. Adjoining the kitchen is a useful outdoor store.

Current EPC Rating: B (81)

Council Tax: Band F £3,174.55 p.a. (Arun District Council/Aldwick 2024-2025)

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.