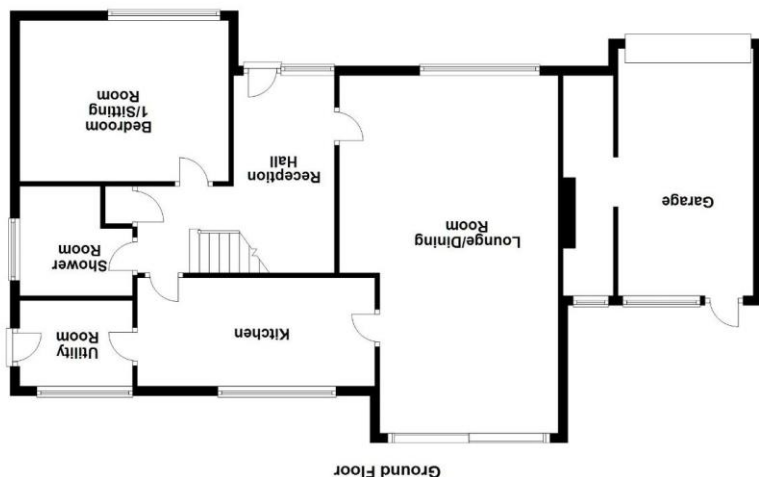


plan showing the potential for alterations and extension subject to necessary consents



Ground Floor

FLOOR PLANS
These are approximate room measurements - not drawn to scale. For illustrative purposes only as defined by RICS Code of Measurement Practice 2005.

bognor@gilbertandcleveland.co.uk

01243 865511

Gilbert & Cleveland
Bognor Regis



Guide Price £595,000



5 Aldwick Place, Aldwick, Bognor Regis, West Sussex, PO21 4AD

Bognor Regis



www.gilbertandcleveland.co.uk





SUMMARY

A spacious **DETACHED HOME** located on a select private development, **Aldwick Place** just a short stroll from the beach at Aldwick. The property offers well balanced and flexible accommodation having the benefit of a ground floor **BEDROOM** and **SHOWER ROOM** offering tremendous scope in its present form with the potential to extend subject to the necessary consents depending on an individuals requirements.

Local shopping is close to hand whilst Bognor Regis town centre is just over one and half miles to the east. The historic centres of **CHICHESTER** and **ARUNDEL** some seven and eight miles respectively offering a wide range of cultural, shopping and sporting activities.

Offered for sale with no **FORWARD CHAIN** viewing is recommended by the owners sole agent.

DESCRIPTION

Spacious Reception Hall:

Wood block flooring, radiator, cloaks cupboard.

Lounge/Dining Room:

24' 8" (7.51m) x 15' 1" (4.6m) Maximum measurement:

Impressive double aspect room, sliding patio door to rear garden, 2 radiators, wood block flooring.

Kitchen:

16' 3" (4.95m) x 7' 6" (2.28m):

Range of floor base units, eye level wall cupboards, stainless steel sink unit, larder cupboard, gas fired boiler serving hot water and central heating.

Utility Room:

Stainless steel unit cupboards under, further storage cupboards. Door to side access.

Ground Floor Bedroom/Sitting Room:

14' 5" (4.39m) x 11' 0" (3.35m):

Wood block flooring, radiator.

Shower Room:

Corner entry shower, wash basin, WC, part tiling to walls, radiator.

Stairs to First Floor

Galleried Landing:

9' 8" (2.95m) x 6' 5" (1.95m):

A bright light space ideally suited as office space with door to Balcony, radiator.

Bedroom Two:

12' 4" (3.76m) x 12' 1" (3.69m):

Radiator, door to balcony.

Bedroom Three:

12' 0" (3.66m) x 8' 9" (2.66m):

Radiator.

Bathroom:

Ceramic tiling to walls, panel bath, wash basin, WC, radiator, door to airing cupboard.

Outside:

The garden to the front is well established with lawn and shrubs with driveway.

Garage:

17' 0" (5.19m) x 9' 4" (2.84m):

Up and over door, additional storage area, work bench, personal door to rear.

Garden:

The rear garden is well enclosed by a combination of brick wall and fencing with established trees and shrubs, areas of lawn and paved patio area.

Agents Note:

The floor plan indicates possible alterations and extensions that might be made to the property subject to necessary consents. Any purchaser would need to make their own enquiries of Arun District Council as to the viability of any development.

Aldwick Place Residents Association Ltd estate charge for 2024 (paid in advance for 1/1/24-31/12/24) was £522.97.

