



8 The Clevets

Aldwick | Bognor Regis | West Sussex | PO21 4JW

Guide Price £325,000
FREEHOLD

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DA325 - 08/24

Features

- Mid Terrace Family Home
- Popular Residential Location
- Close To Amenities
- 3 Bedrooms
- Well Presented Throughout
- 953 SqFt / 88.6 SqM

Current EPC Rating: 74 (C)

Council Tax: Band C £1,953.58 p.a.
(Arun District Council/Aldwick 2024-2025)

Conveniently positioned for local amenities including Dr's surgery, library, bus routes and Rose Green schools, this mid terrace family home has been improved throughout recent years by the current owner occupants. The well proportioned accommodation, comprises an entrance hall, ground floor cloakroom/w.c, front aspect living room, rear aspect fitted kitchen with dining area, first floor landing, three bedrooms and first floor bathroom. In addition, the property also offers double glazing throughout, a gas heating system via modern radiators and updated combination boiler, along with a fully enclosed rear garden with useful timber storage shed.

The property is approached via a pedestrian pathway, with adjacent greensward and path to the double glazed front door, which leads into the entrance hall, with wood effect flooring, radiator and built-in storage cupboard/recess. A carpeted staircase with handrail rises to the first floor, while doors from the hallway lead into the living room and ground floor cloakroom, which has a close coupled w.c, wall mounted wash basin with tiled splash back, wood effect flooring and high level double glazed window to the side.

The living room has a large double glazed window to the front, radiators, wood effect flooring and useful double fronted walk-in under stair storage cupboard. A doorway from the living room leads through to the full width adjoining kitchen/diner at the rear, which offers a range of modern fitted units and work surfaces, a 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 ring electric hob with hood over, tiled splash back and oven under, along with space and plumbing for a washing machine, space for a free-standing fridge/freezer, wood effect flooring, space for a table and chairs, radiator and a double glazed window and double glazed door to the rear.



The first floor landing has a fitted carpet, access hatch to the loft space, two useful over stair storage cupboards, a further shallow storage cupboard and doors to the three bedrooms and bathroom.

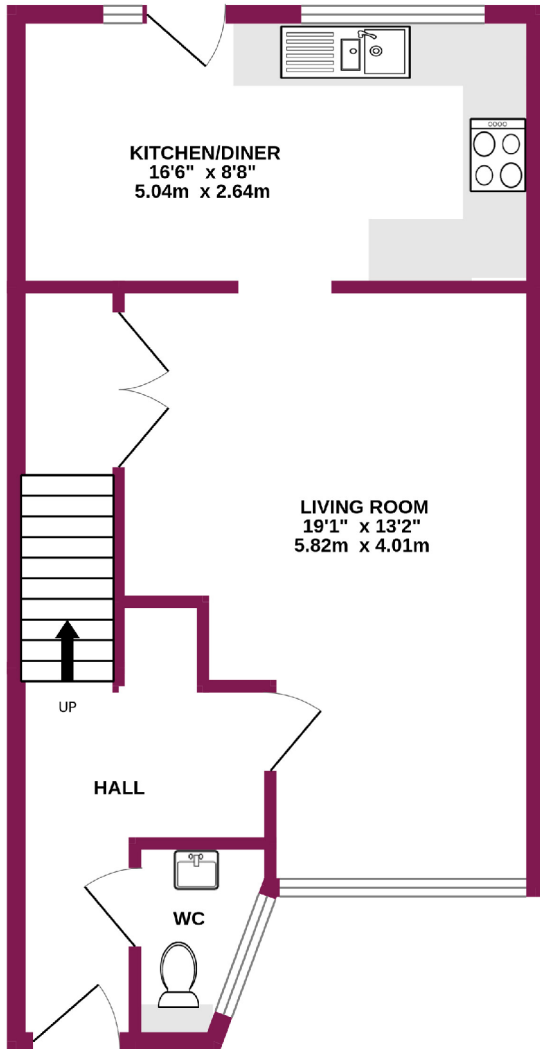
Bedrooms 1 and 2 are both good size double rooms, both with built-in double wardrobes, fitted carpets and radiators, with Bedroom 1 positioned at the front and Bedroom 2 positioned at the rear. Bedroom 3 is adjacent to Bedroom 2 with a double glazed window to the rear, fitted carpet and radiator.

The bathroom boasts a modern white suite of bath with dual shower over, close coupled w.c, wash basin with storage cupboard under, ladder style heated towel rail and an obscure double glazed window to the front.

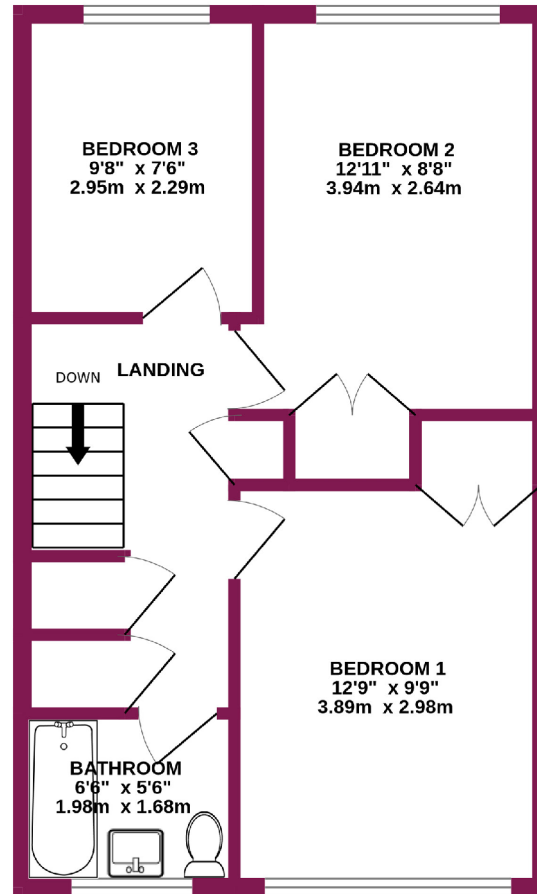
Externally, there is a front garden laid to shingle for ease of maintenance with a pathway leading to the front door. The rear garden has a concrete base laid immediately behind the kitchen/diner should someone require the addition of a conservatory/lean-to (subject to consents), along with an area laid to lawn, pathway with bark border leading to a gate at the rear and a useful timber storage shed.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

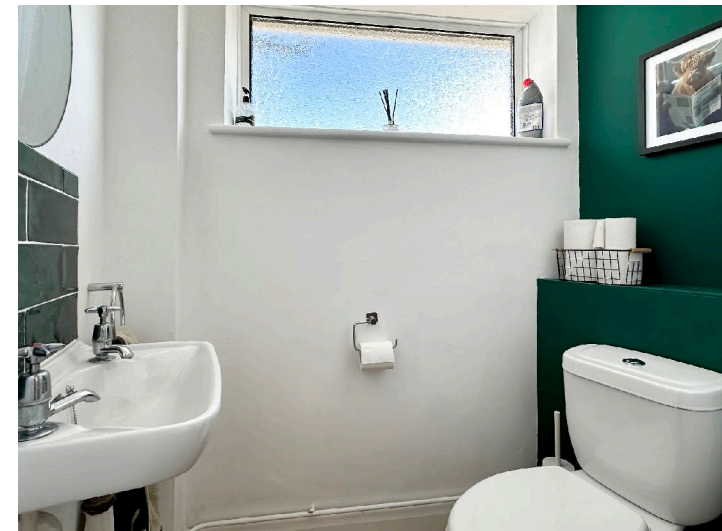
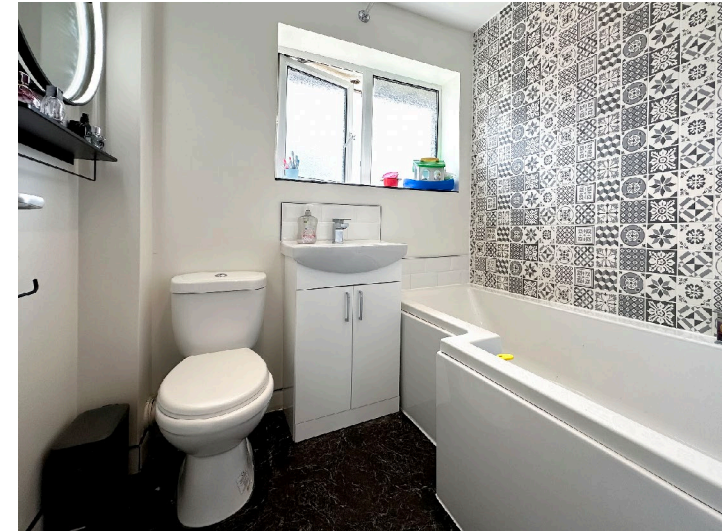


1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 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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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.