



2 The Pound

Aldwick | Bognor Regis | West Sussex | PO21 3SR

O.I.E.O £400,000
FREEHOLD

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HE450 - 10/24

Features

- An Incredibly Deceptive Terrace Family Home
- Favoured Residential Location Opposite Greensward
- 4 Bedrooms, Family Bathroom & Ground Floor Cloakroom/WC
- Open Plan Extensive Living Space Measuring Over 40' In Depth
- Separate Dining/Hobbies Room
- Cabin/Home Office, Garage & Parking
- 1,182 Sq Ft / 109.8 Sq M

Current EPC Rating: D (60)

Council Tax: Band D £2,197.77 p.a. (Arun District Council/Aldwick 2024-2025)

This well presented, modern terrace family home, has been significantly and tastefully improved throughout the years by the current owners and is situated in a favoured residential, non through road setting, positioned opposite a greensward, close to local amenities and within less than half a mile level walk to the beach.

The superbly proportioned accommodation comprises in brief an open plan through living area which measures 40' 3" overall in depth, with a modern fitted open plan kitchen with integrated appliances and breakfast bar, a separate highly versatile dining/hobbies room, a ground floor cloakroom/wc, first floor landing, four bedrooms and modern family bathroom.

The property also offers double glazing, a gas warm air heating system, a fully enclosed rear garden with useful cabin/home office, a garage and parking for 2 - 3 cars.

The front door with flank natural light double glazed panel opens into an impressive open plan entrance with built-in cloaks storage cupboard, recess and staircase to the first floor, along with a door to the ground floor cloakroom with wc, wash basin with storage under, tiled splash back surround and an obscure double glazed window to the front.

The open plan entrance flows through into the living room which is open plan to the kitchen and a delightful sitting room at the rear with feature double glazed skylight lantern, a double glazed window to the rear and double glazed French doors to the side providing access into the rear garden, with the whole room measuring an impressive 40'3" overall depth with wood effect flooring running throughout.

Accessed from the open plan living room is a good size, highly versatile, separate reception room which measures 10' 10" x 9' which lends itself to a dining room/hobbies room or even ground floor bedroom with a double glazed window to the front.



The open plan kitchen has been tastefully and practically re-fitted and boasts a comprehensive range of units and work surfaces incorporating a breakfast bar, one and a half bowl single drainer sink unit, along with integrated appliances comprising a gas hob with concealed hood over, eye level oven, concealed under counter fridge and freezer, concealed dishwasher and washing machine, pull out rack, a double glazed window to the rear and a built-in cupboard housing the gas warm air boiler.

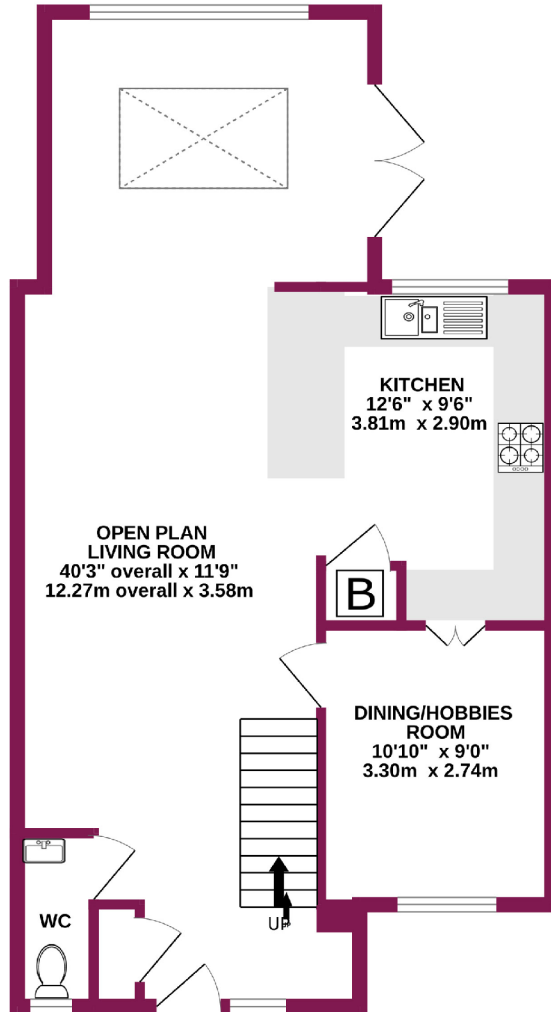
The first floor boasts a landing with access hatch to the loft space and built-in airing cupboard housing the lagged hot water cylinder. Bedroom 1 is a rear aspect room with built-in-double wardrobe/storage cupboard while bedroom 2 has a double glazed window to the front and built-in double wardrobe/storage cupboard. Bedroom 3 is also a front aspect bedroom and benefits from a useful deep built-in over stair storage cupboard, while bedroom 4 has a double glazed window to the rear.

In addition, there is a modern good size family bathroom with a white suite of bath with shower over, an enclosed cistern wc, wash basin with storage cupboard under and tiled splash backs to the walls.

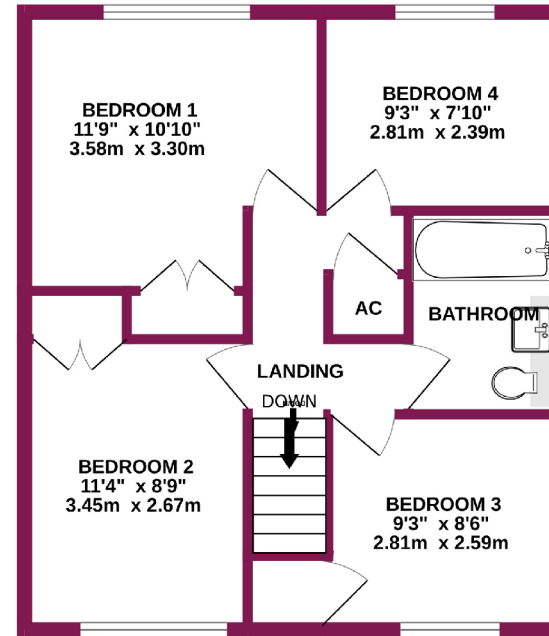
Externally, the property is approached via pathway at the front with an open plan lawn and well stocked border. The fully enclosed rear garden has a central lawn with gravel pathway, mature trees and external lighting. The rear garden contains a useful insulated timber cabin with internal measurements 10' 10" x 7' 6" with power, light, double doors and window at the front. A gate at the rear leads to a communal pathway at the rear of the property, which in turn leads to the nearby garage and parking area. The garage measures 17' x 8' 2 with an up and over door at the front and pitched roof storage. In front of the garage there is a parking space with a further second parking space opposite on the approach the property which enables parking for two vehicles one behind the other, thus providing three parking spaces in total plus the garage.



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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.