



1 Seafeld Terrace, Stocker Road
Bognor Regis | West Sussex | PO21 2QQ

Guide Price £450,000
FREEHOLD

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LE525 - 03/24



Features

- Superb Southerly Sea Views To The Rear
- Three Bedroom Three Storey Town House
- Close To Amenities & Beach
- On-site Parking & Garage
- 1,355 Sq Ft / 125.8 Sq M

Offering superb Southerly Sea Views from the first and second floors, this Freehold three storey town house occupies an enviable position, within a few metres of the promenade and local amenities. The ground floor boasts a w.c., bedroom & shower room, while the first floor has a through kitchen/living room & separate utility room, with two further bedrooms (one with ensuite facility) on the third floor.

The property is positioned behind the Aldwick Road shopping parade, allowing an ease of access to all the local amenities including a Tesco Express convenience store & a good selection of eateries & take away food outlets, along with the nearby Mamma Mia's Italian restaurant (within a few hundred metres) and The Waverley public house (on the seafront) & The Navigator.

Nearby attractions include the motor racing circuit at Goodwood, famous for the festival of Speed and Revival, the horse racing course, famous for Glorious Goodwood and nearby Fontwell Park. For golf enthusiasts there is the choice between Chichester and Goodwood, while the nearby South Downs, and Chichester Harbour provide idyllic walks around the local area.



The front door opens into a welcoming entrance lobby/vestibule with natural light window to the side, door to the integral garage and door to a ground floor cloakroom with window to the front, close couple w.c. and wall mounted corner wash basin. A further door from the entrance lobby/vestibule leads through to an inner hallway where the staircase with fitted stair lift rises to the first floor. There is a useful under stair recess and door to an inner lobby with a useful built-in double storage cupboard and further doors to the ground floor bedroom, which provides access into the rear garden and a further door to the ground floor shower room with a window to the rear, tiled shower enclosure, close coupled w.c and pedestal wash basin.

The first floor boasts an open plan style landing with further staircase with fitted stair lift to the second floor. The landing itself leads through to the open plan living room and kitchen with the kitchen boasting a front aspect double glazed window and fitted galley style units with an array of cupboards and work surfaces, integrated electric hob with hood over and oven under, modern pull out units, space for under counter appliances, and inset sink unit with mixer tap. The open plan space allows for a dining table and chairs and leads through to the rear aspect living room which is a bright and airy Southerly room with double glazed sliding doors with matching flank double glazed panelling to the rear leading out to the balcony whilst enjoying superb sea views over the promenade and beach.

The first floor also provides a separate utility room, adjacent to the kitchen, with a window to the front, further fitted units and work surfaces, sink unit, wall mounted gas boiler and close coupled w.c. **(N.B. White goods to remain in kitchen and utility room).**

The second floor offers a landing with generous built-in airing/linen cupboard, access hatch to the loft space and doors to bedrooms 1, 2 and the main bathroom.

Bedroom 1 is a rear aspect room with deep lowered double glazed window providing stunning Southerly sea views over the promenade and beach, along with a good size built-in double wardrobe. A former built-in wardrobe hosts a fitted work surface creating a small kitchenette area. A door leads to the adjoining en-suite shower room with shower cubicle with fitted shower, wash basin and close coupled w.c. Bedroom 2 is a good size front aspect double bedroom with built-in double wardrobe, while the main bathroom has a window to the front and a fitted white suite of bath with shower over close coupled w.c. and pedestal wash basin.

In addition, the property also offers a gas heating system via radiators, double glazing and privately owned solar panels (reducing outgoings).

Externally, there is on-site parking at the front leading to the integral good size garage with power and light, modern wall electric consumer unit, up and over door to the front and personal door into the entrance lobby/vestibule. To the rear, there is a delightful enclosed low maintenance, fully enclosed Southerly courtyard style garden with paving, raised borders/beds and gate to the rear.

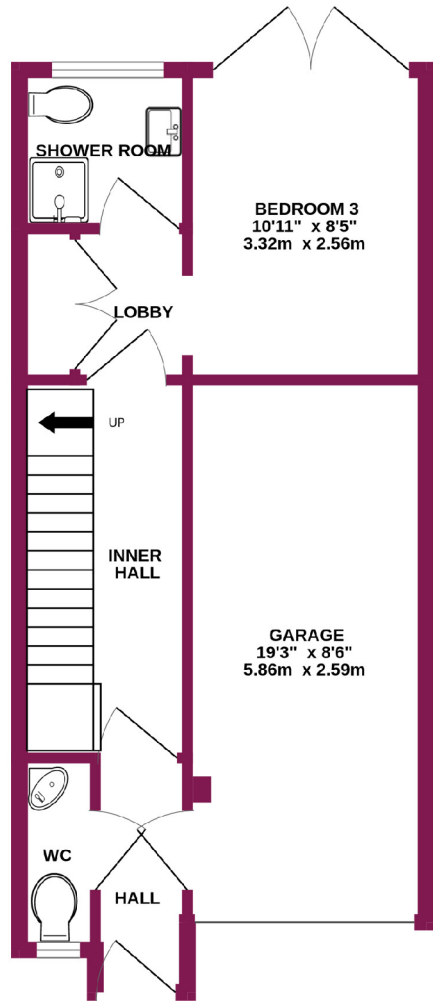
Whether it be a full-time residence or second home, this delightful property offers the perfect location, with easy access to amenities and superb Southerly views. An internal inspection is essential to fully appreciate everything on offer.



To arrange a viewing contact 01243 267026



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

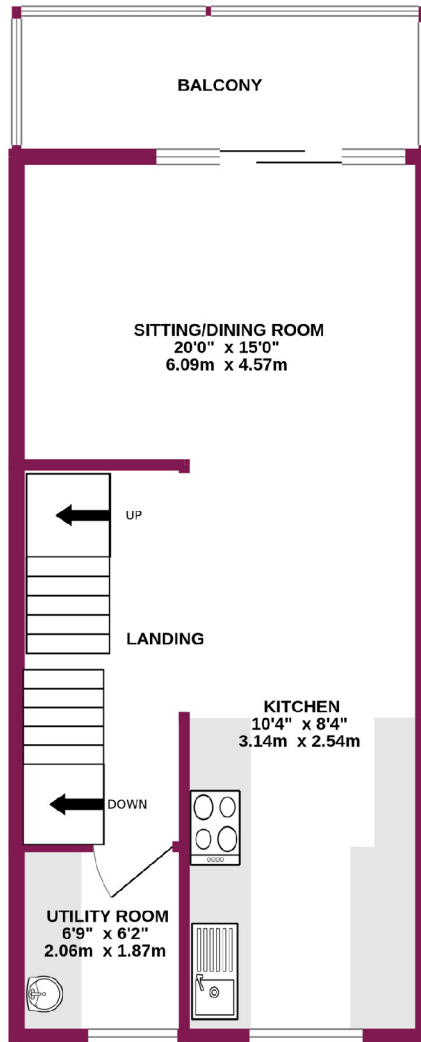


TOTAL FLOOR AREA: 1355 sq.ft. (125.8 sq.m.) approx.

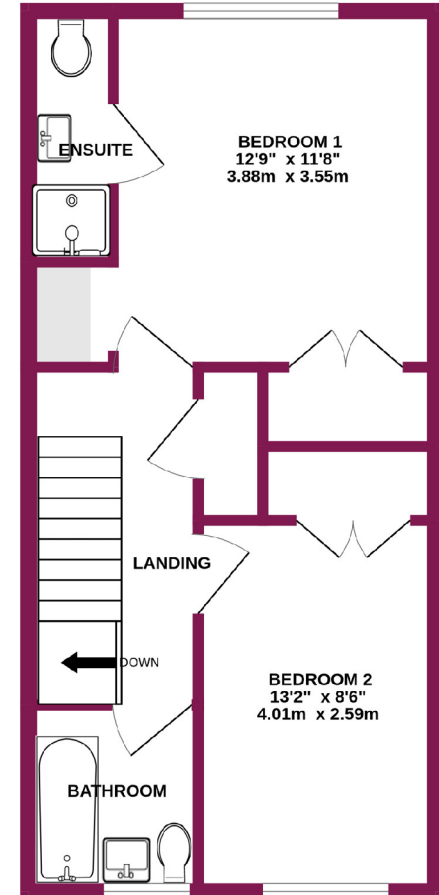
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



Current EPC Rating: C(78)

Council Tax: Band D £2,312.18 p.a. (Arun District Council/Bognor Regis 2024-25)

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.



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