



21 Old Place

Aldwick | Bognor Regis | West Sussex | PO21 3AU

Guide Price £315,000

FREEHOLD

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SE315 - 11/24

Features

- Three Bedroom Terrace House
- Favoured Private Estate Setting
- Double Glazing & Gas Heating (Radiators)
- Garage
- NO ONWARD CHAIN
- 958 Sq Ft / 89.0 SqM

Current EPC Rating: 70 (C)

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

Estate Contribution: £260.00 p.a. (paid quarterly)

Situated within a favoured 'Award Winning' residential private estate setting, believed to have originally been constructed in the early 1970's, this deceptive mid-terrace two storey house is offered for sale with 'No Onward Chain'.

The accommodation in brief comprises an entrance lobby, open plan front aspect living room, rear aspect kitchen with separate utility room and ground floor cloakroom with wc, first floor landing, three bedrooms and a first floor shower room. The property also offers double glazing and a gas heating system via radiators.

Externally, the property overlooks a pleasant greensward at the front, with an array of mature trees, while to the rear, there is a fully enclosed courtyard style private garden. In addition, there is a single garage in the nearby garage compound, along with resident's and visitors parking bays.

Old Place is positioned approximately two miles to the east of Bognor Regis town centre and within six miles of the city of Chichester. There are bus stops within a few hundred metres level walk of the entrance to the development. Rose Green village centre which boasts a comprehensive range of day-to-day amenities is within half a mile walk of the property.

A double glazed front door opens into the entrance lobby, which in turn leads through to the open plan generous living room which measures 22' 8" x 14' 2" overall, with a feature double glazed bay window to the front, a staircase to the first floor with hand rail and useful under stair storage cupboard.

A glazed door leads into the kitchen which offers a range of fitted base, drawer and wall mounted units and work surfaces, an inset 1 1/2 bowl stainless steel single drainer sink unit, an integrated four burner gas hob, integrated eye level double oven/grill and a double glazed window to the rear.



From the kitchen a sliding door to the side leads into the utility room which provides access into the rear garden via a double glazed door to the rear and houses the wall mounted gas boiler, along with space and plumbing for a washing machine, space for a free standing fridge freezer, gas and electric meters and wall mounted electric consumer unit. A door leads into the ground floor cloakroom with wc, wash basin and a double glazed window to the rear.

The first floor landing has a built-in airing cupboard and access hatch to the loft space. Doors lead to the three bedrooms and the shower room. Bedroom 1 is positioned at the front of the property and is a good size double room with built-in over stair double wardrobe/storage cupboard, additional fitted wardrobes and a double glazed window to the front. Bedroom 2 is a double room and has a built-in double wardrobe and a double glazed window to the rear, while bedroom 3 is a good size single room with a built-in single wardrobe/storage cupboard and a double glazed window to the rear.

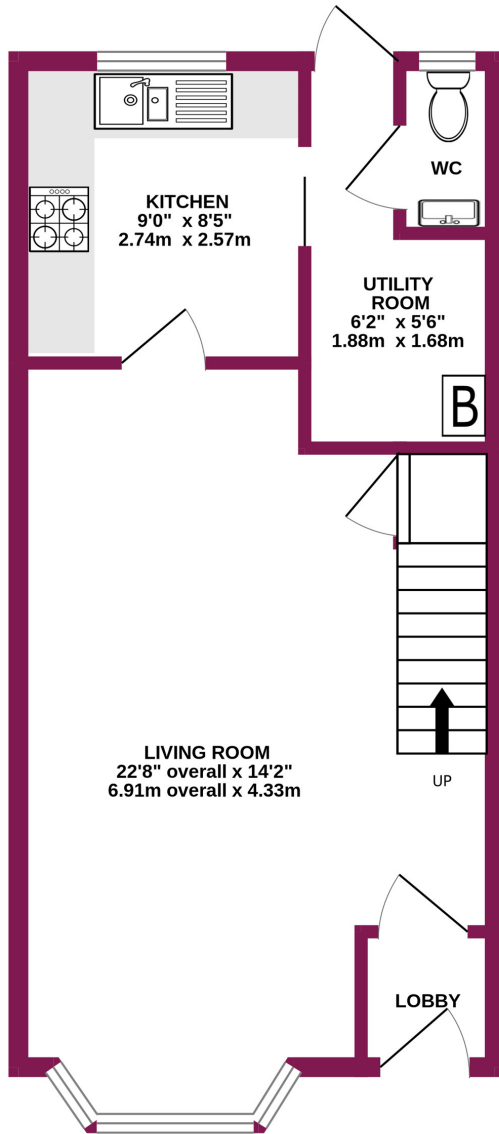
In addition, the first floor offers a modern shower room which provides a glazed shower enclosure with fitted shower and extractor, a wash basin with storage under, an enclosed cistern wc and tiled splash back.

Externally, there is an open plan front garden with lawn and pathway to the front door. The rear provides an enclosed paved courtyard with gate to the side leading to a communal pathway to the front. The property also benefits from a single garage in the nearby compound.

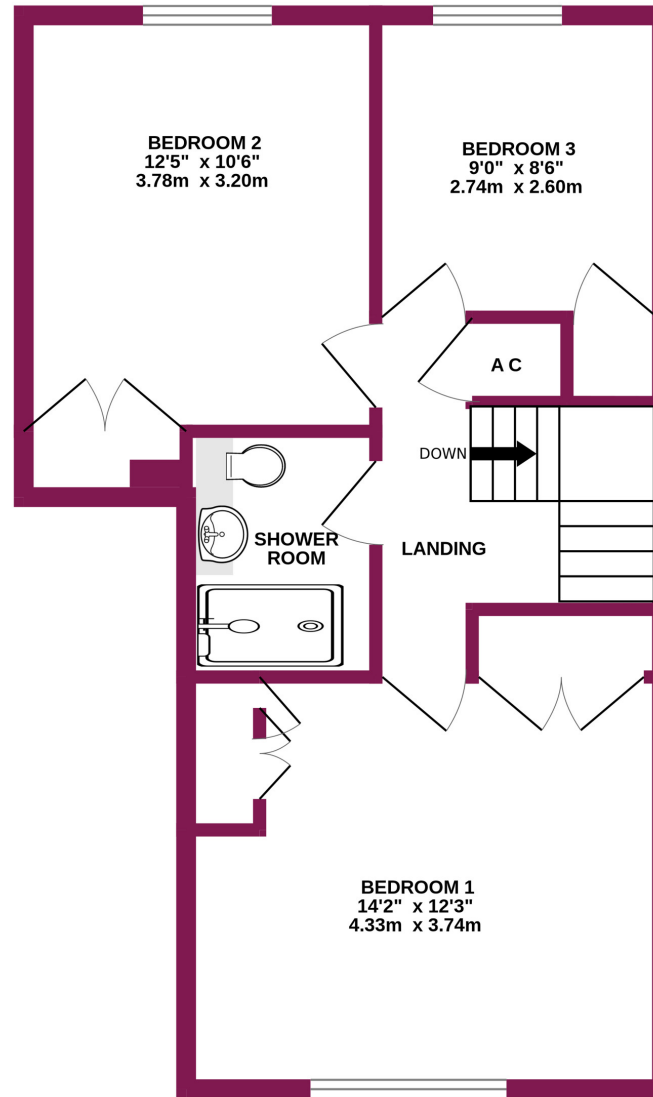
N.B. - This property is offered For Sale With No Onward Chain.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.