



6 Alding Crescent, Bognor Regis

A bright and spacious terraced house set on the Willows Edge estate in Bersted.



- ▶ Mews Style House
- ▶ Modern Fitted Kitchen
- ▶ Three Bedrooms
- ▶ Family Bathroom fitted with a White Suite
- ▶ Excellent Location for Chichester and Bognor Regis Town Centre
- ▶ 'L' Shaped Sitting/Dining Room
- ▶ Ground Floor Cloakroom with WC
- ▶ En-Suite Shower Room to Bedroom One
- ▶ Garage and Undercover Parking
- ▶ Rear Garden

This mid-terraced mews style family house offers generous and well proportioned accommodation. The current owners have recently redecorated and fitted new carpets throughout.

The accommodation briefly comprises entrance hallway with ground floor WC, modern kitchen, stainless steel oven/hob with extractor fan, and space for white goods. The 'L' shaped sitting/dining room has patio doors opening onto the enclosed rear garden.

The first floor comprises three generous double bedrooms, the principal bedroom has a modern en-suite shower room plus the family bathroom, which is fitted with a white suite.

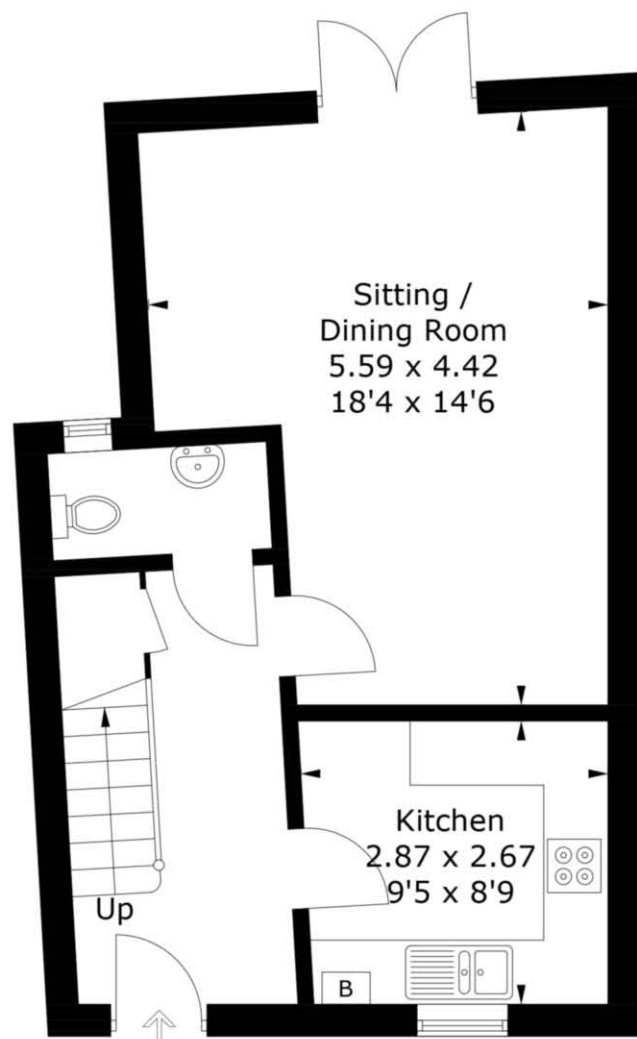
Outside, the rear garden complements the house. There is a patio area, lawn and gated access to the single garage and undercover parking bay. The property overlooks a play park and the lake with a trim trial.

Council Tax Band: D

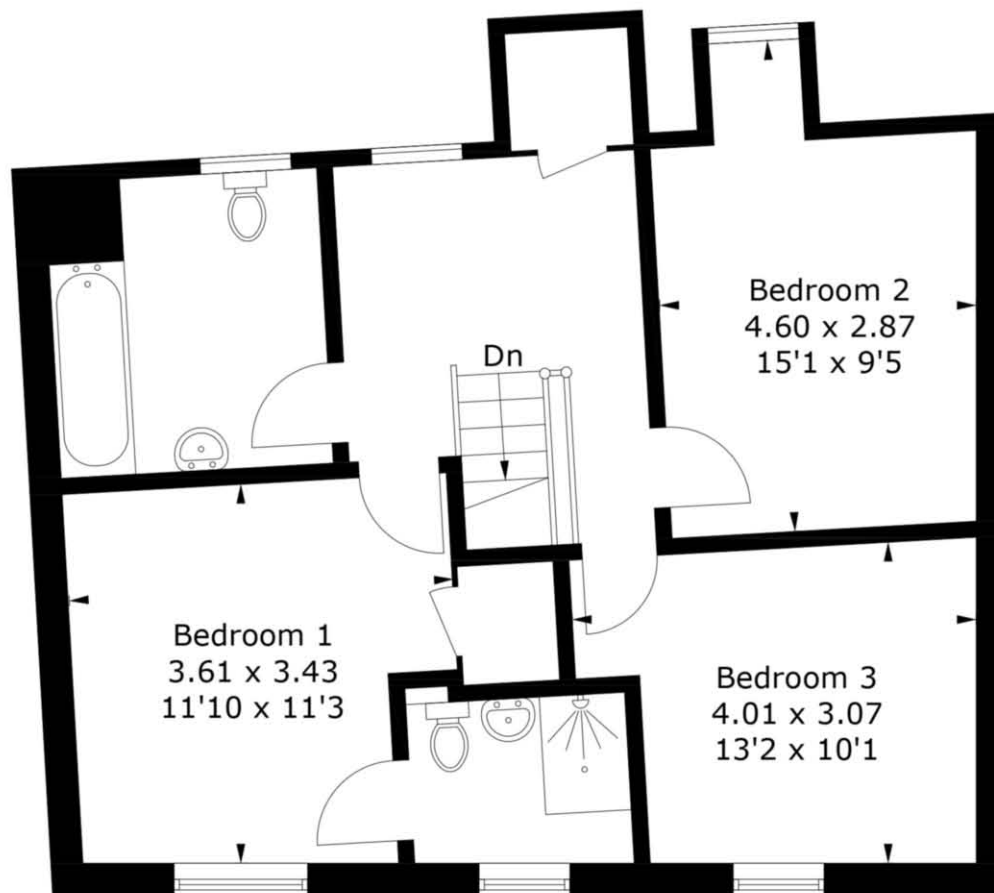


Alding Crescent, PO21

Approximate Gross Internal Area
98.7 sq m / 1062 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.

These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1148798)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Willows Edge is a newly built residential area situated just off the A259 in Bognor Regis with easy access to the A259 Chichester Road and therefore, excellent travel connections to both the Cathedral City of Chichester and the seaside town of Bognor Regis.

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