



5 Leecroft

Aldwick | Bognor Regis | West Sussex | PO21 3SY

**Price £499,950
FREEHOLD**

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CA499 - 02/25

Features

- Sought After Residential Location
- Corner Plot Position
- Superbly Appointed Detached Residence
- Three Double Bedrooms
- Well Tended Established Gardens
- Approx. 1,357 Sq Ft / 126.1 Sq M (incl. garage)

Situated within the sought after Aldwick Fields residential development and occupying a mature, corner plot position, this superbly appointed detached, two storey residence, has been greatly improved by the current owners throughout the years to create light and airy accommodation comprising a central entrance hall, ground floor cloakroom/w.c., triple aspect living room, modern re-fitted kitchen/dining room, rear conservatory, first floor landing, three double bedrooms (master with a generous en-suite shower room) and a modern family bathroom.

Furthermore, the property offers u.P.V.C double glazing, a warm air heating system, a driveway with parking for 2 - 3 cars, established well tended gardens and a former garage that has been divided into a useful hobbies room/office at one end with the remainder providing storage for bicycles etc.

The property is situated less than half a mile walk to the beach and approximately one and a half miles from Bognor Regis' mainline railway station (London - Victoria). West Park, the delightful Marine Park Gardens, and the promenade can all be found close by, along with local amenities in Aldwick Street and Rose Green, as is the Health Centre in Hawthorn Road. On the northern outskirts of the town there is a retail park with Marks & Spencer's Food Hall, large Sainsbury's and Tesco stores, along with stores such as, Lidl, Aldi, B & Q, Pets at Home etc.

The city of Chichester can be found within a short drive, which provides a comprehensive selection of shopping facilities, boutiques, bars and restaurants, Waitrose store, the famous Cathedral and the Festival Theatre.

A storm porch protects the double glazed front door with natural light flank double glazed panelling which opens into a central entrance hall with laminate flooring, built-in double cloaks storage cupboard and a carpeted staircase to the first floor with handrail/balustrade along with a useful additional under stair storage cupboard. Glazed bi-fold double doors lead from the hall to the living room and kitchen/diner, while a further door leads to the ground floor cloakroom with close coupled w.c, corner wash hand basin and an obscure double glazed window to the rear.

The living room is a bright and airy triple aspect room with laminate flooring, a feature fireplace with recessed fire, double glazed square bay window to the front, additional double glazed window to the side and large double glazed sliding doors to the rear, providing access to the garden.





The open plan kitchen/dining room is a delightful through room with double glazed windows to the front and side, a comprehensive range of re-fitted modern units with Quartz work surfaces incorporating an inset sink unit with mixer tap, integrated 4 ring Induction hob with hood over, dishwasher, double oven, fridge/freezer, laminate flooring, cupboard housing the Johnson & Starley warm air boiler and open plan walkway leading into the adjoining modern pitched roof double glazed conservatory with double glazed doors either side and laminate flooring.

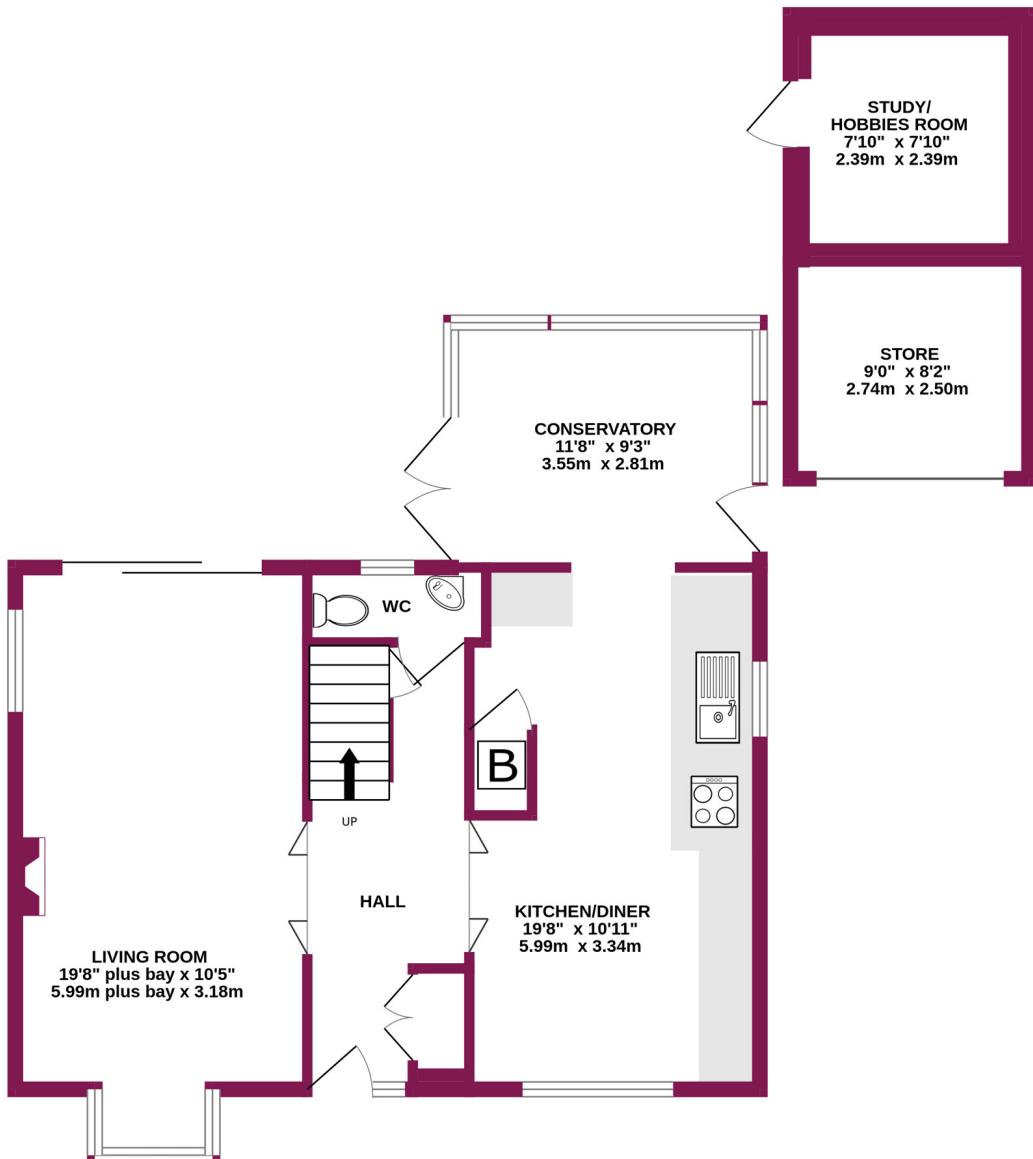
The first floor landing has a natural light high level double glazed window to the rear, built-in airing cupboard housing the hot water tank and an access hatch to the loft space, along with an additional useful built-in storage cupboard. Doors lead from the landing to the three double bedrooms and the family bathroom.

Bedroom 1 is a good size double bedroom with a double glazed window to the side and built-in double wardrobe. A door leads into the adjoining en-suite shower room which has an oversize shower enclosure with fitted shower, shaped wash basin inset into surround with storage under and adjacent enclosed cistern w.c., along with tiled walls, electric shaver point and an obscure double glazed window to the front. Bedroom 2 has a double glazed window to the front and floor to ceiling built-in wardrobes, while bedroom 3 is a rear aspect room with fitted double wardrobe. In addition, there is a family bathroom with bath with mixer tap/shower attachment, wash basin with storage under, close coupled w.c., tiled walls, electric shaver point and an obscure double glazed window to the front.

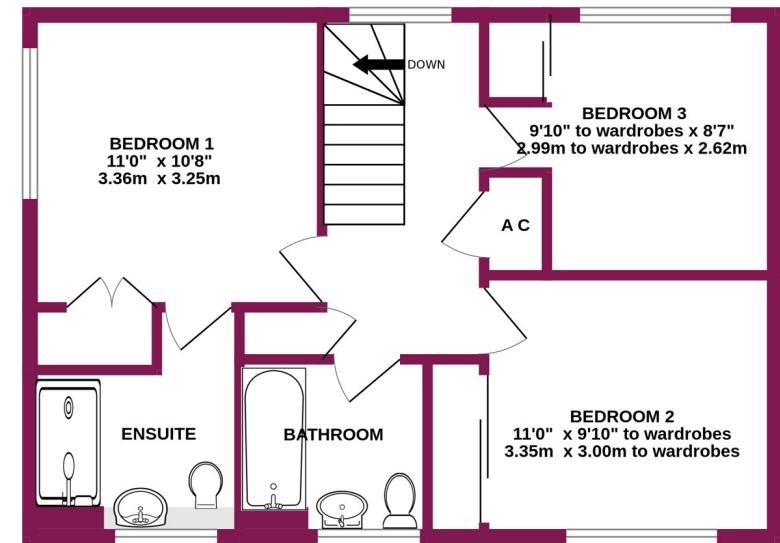
Externally, there is a driveway at the front providing on-site parking for 2 - 3 cars leading to the former garage with an up and over door at the front leading to a useful storage area. The garage has been divided to create a hobbies room/home office room at the rear. The gardens sweep around the property with mature shrubs/trees providing screening from neighbouring properties along with a generous lawn and patio/sun terrace and well stocked established beds and borders.



GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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Current EPC Rating: E (48)

Council Tax: Band E £2,686.16 p.a. (Arun District Council/Aldwick 2024 - 2025)

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.

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