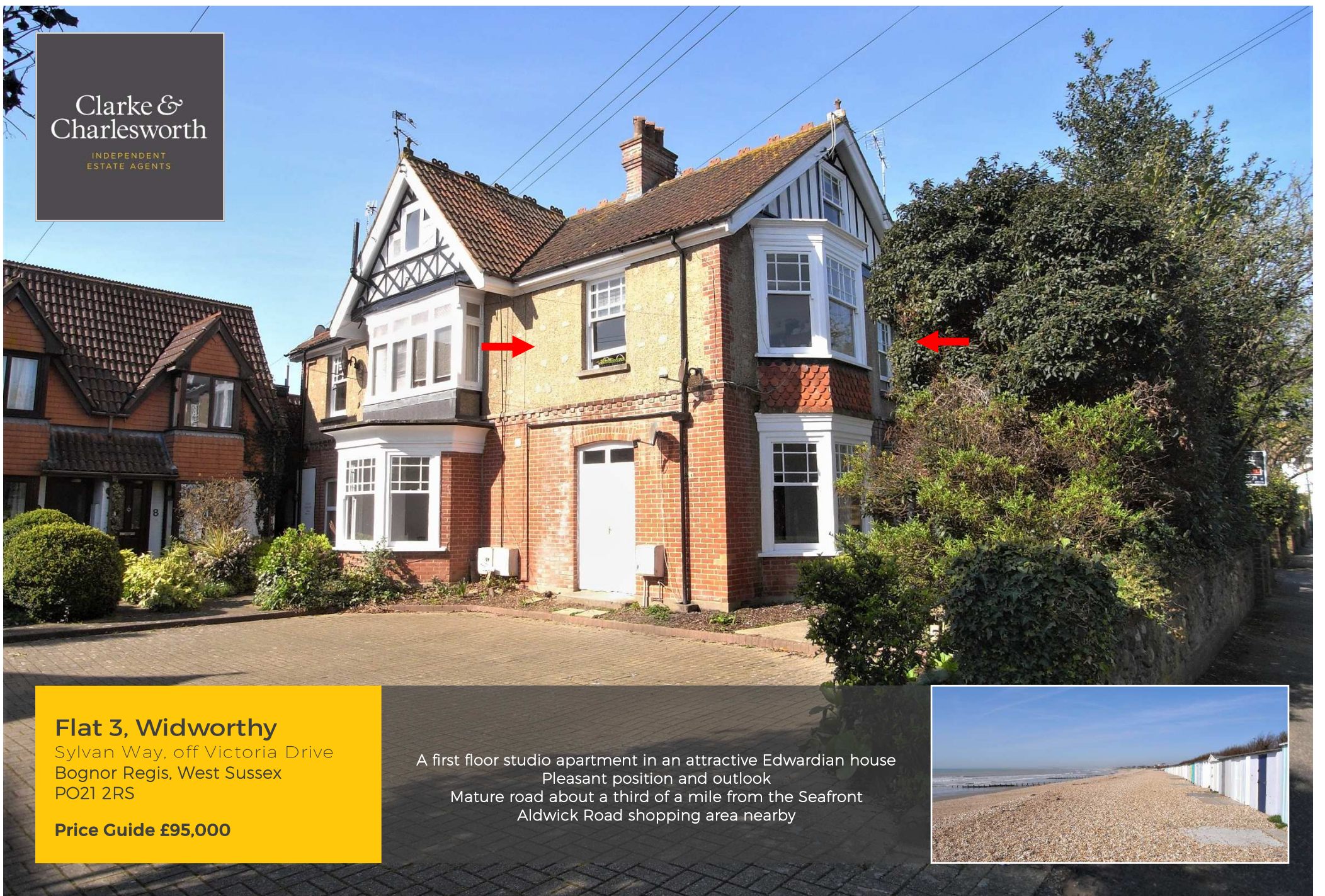


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Flat 3, Widworthy

Sylvan Way, off Victoria Drive
Bognor Regis, West Sussex
PO21 2RS

Price Guide £95,000

A first floor studio apartment in an attractive Edwardian house
Pleasant position and outlook
Mature road about a third of a mile from the Seafront
Aldwick Road shopping area nearby

Location

Leading between the southern section of Victoria Drive and Nyewood Lane, Sylvan Way is a wide residential road containing mainly larger detached houses, most of which are still in single-family occupation. There is unrestricted parking in the road and within a few hundred yards, the Aldwick Road shops provide a good range of facilities, including Tesco Express, and various take-aways. The town centre and rail station are accessible and it is a pleasant walk to the Marine Gardens and Bognor's unspoilt west Seafront, with its esplanade and sandy beaches.

Bognor Regis station connects to London Victoria, Chichester, Brighton & Portsmouth. Top High Street shops and a variety of cultural & entertainment events will be found in Chichester.

The property

Widworthy is an elegant Edwardian detached house and with its large sash windows and tile/timberwork, it is one of a number of houses locally that have retained their period character.

Apartment 3 is the entire front section of the first floor, the main studio room having an impressive bay window to the sitting area and a tall sash window on the east side. The kitchen area was refitted only a few years ago and includes integral appliances. The spacious bathroom also has a utility area for a washing machine. Rooms have an outlook to greenery and roadside parking in Sylvan Way is non-restricted.

Probably one of the nicest apartments of its type, 3 Widworthy is ideal as an affordable first home for a single person/couple or for retirement. It will also appeal to investors or those looking for a second home near the seaside.

Note - We are required to say that the owner of this property is a Connected Person in the meaning of the Estate Agents Act.

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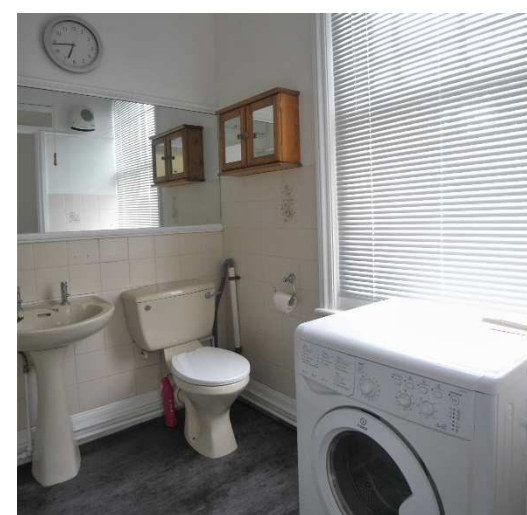
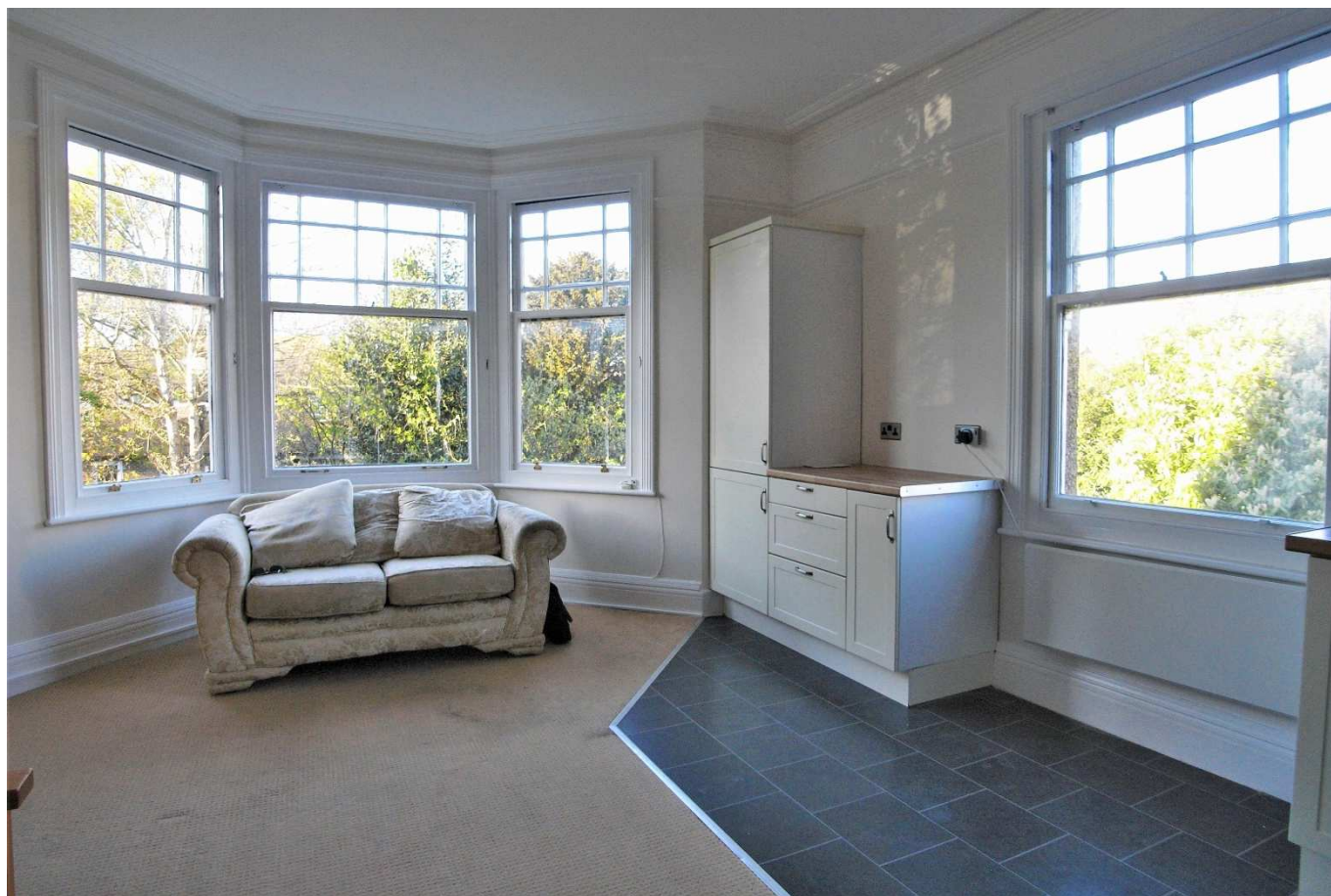
A first floor studio apartment
in an attractive Edwardian house

Pleasant position and outlook in a
mature road just 0.3 mile from the
Esplanade & Seafront

Aldwick Road shopping area nearby

3 Widworthy at a glance

- Ideal for single person/couple as an entry-price first or second home
- Also suitable as a small home for retirement
- Has been an investment property, let to caring tenants (vacant May 2018)
- Mature road & established surroundings
- Light interior & pleasant outlook
- Own entrance hall
- Large bay-window sitting room and bedroom
- Refitted integral kitchen area
- Bathroom with utility area
- Neutral fitted carpets
- Beach & Seafront 0.3 mile (500m)
- Aldwick Road local shops nearby
- Unrestricted roadside parking
- A No-chain sale
- EPC E (47)



Apartment 3, Widworthy, Sylvan Way

• Edwardian main porch entrance

Ornate front door with stained glass panels. Courtesy light.

• Communal hall & landing

Side window. Stairs to landing and own front door to:

• Own small hall area

Airing/store cupboard with insulated hot water cylinder and immersion heater/timer. Storage area above the hall.

• Light living room & bedroom

An impressive room featuring a wide Edwardian bay window with a pleasant green outlook at the front. Additional light from the side sash window. Period fireplace (not used). Room for sofa & furnishings. Recess for double bed.

• Kitchen area

Within the main room above and with slate-effect flooring. Range of kitchen fittings on two sides with light tone worktops, base units, wall cupboards and drawer unit. Inset sink bowl and mixer. Electric hob with cooker hood & light, oven & grill below. Integral fridge freezer. Space for a small bistro type table, side outlook.

• Bathroom & utility

Tall sash window with blind. Panel bath with mixer and shower. Ceramic wall tiling. Pedestal basin & WC. Vinyl flooring. Space for washing machine.

• Front garden wall, mature hedge & shrubbery. Gate and path. There is no communal garden as such but the seafront and Marine Park Gardens are about 0.3 mile (450m)

• Roadside parking

Sylvan Way is not restricted.

• Tenure

Leasehold. Lease length and service charges to follow

• Viewing: Only by arrangement with the sole agents



Aldwick Parade shops



- Seafront & Esplanade about 0.3 mile (450m)
- Bognor Regis town Centre accessible
- Trains to London Victoria from Bognor Station
- Aldwick Parade shops & amenities 0.25 mile
- Local buses to Chichester

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