



**Bell & Blake**  
SALES & LETTINGS

15 Grange Court, Aldwick, West Sussex, PO21 4XR

Guide Price £649,950

## 15 Grange Court, Aldwick, West Sussex, PO21 4XR



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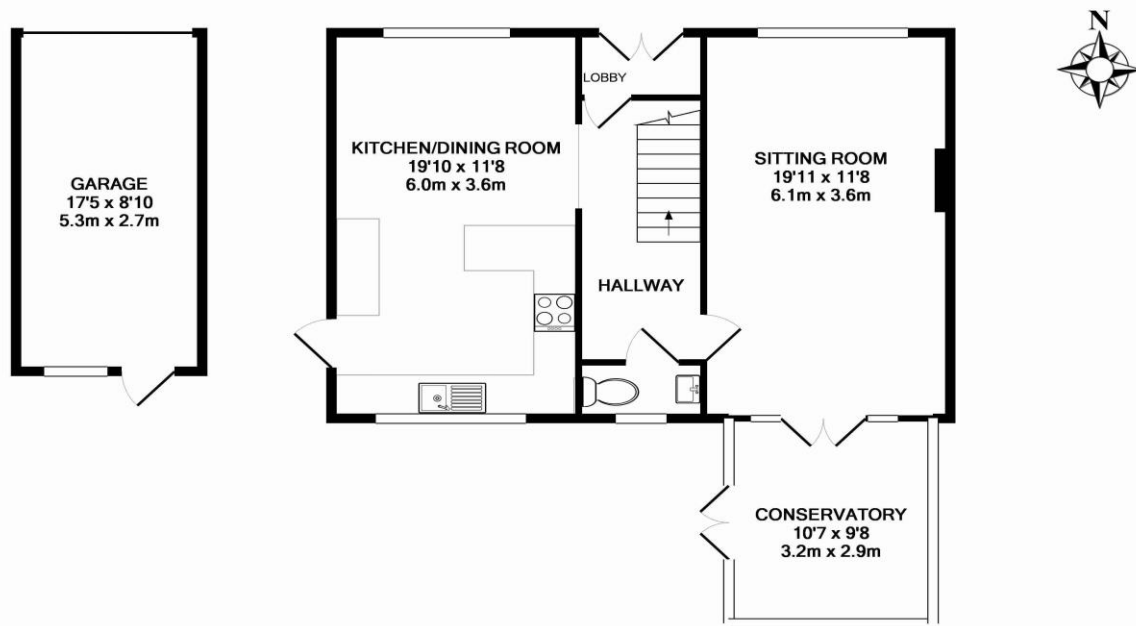
EPC TBC

- › Four bedroom detached house
- › Under 200m from Aldwick beach
- › 19'11 Sitting room
- › Dual Aspect Kitchen Diner
- › Garage and driveway
- › Cul-de-sac location
- › Contemporary bathroom
- › Downstairs WC

Located under 200m from Aldwick beach! This greatly improved detached property boasts a wealth of features including a secluded Southerly aspect rear garden, 4 bedrooms, contemporary bathroom, spacious dual aspect kitchen diner, large dual aspect lounge, conservatory, downstairs WC, driveway and garage. The property is in a cul-de-sac location in the popular seaside parish of Aldwick with various amenities near-by. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: F

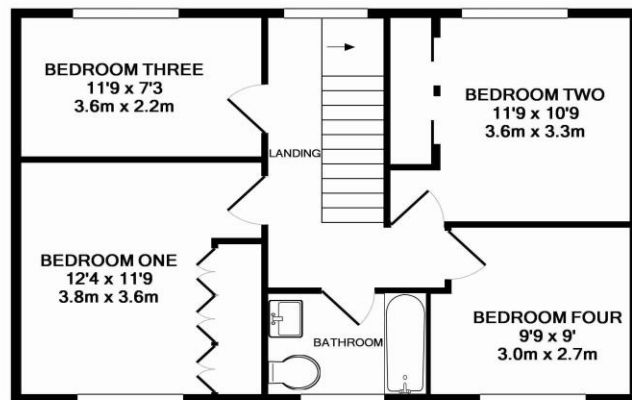




GROUND FLOOR  
APPROX. FLOOR  
AREA 77.5 SQ.M.  
(834 SQ.FT.)

TOTAL APPROX. FLOOR AREA 131.5 SQ.M. (1415 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
APPROX. FLOOR  
AREA 54.0 SQ.M.  
(581 SQ.FT.)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E	46		(39-54)	E	43	
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:  
Grange Court

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)