



**Bell & Blake**  
SALES & LETTINGS

8 Furse Feld, Aldwick, Bognor Regis, West Sussex PO21 2RE

Asking Price £425,000



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EPC TBC

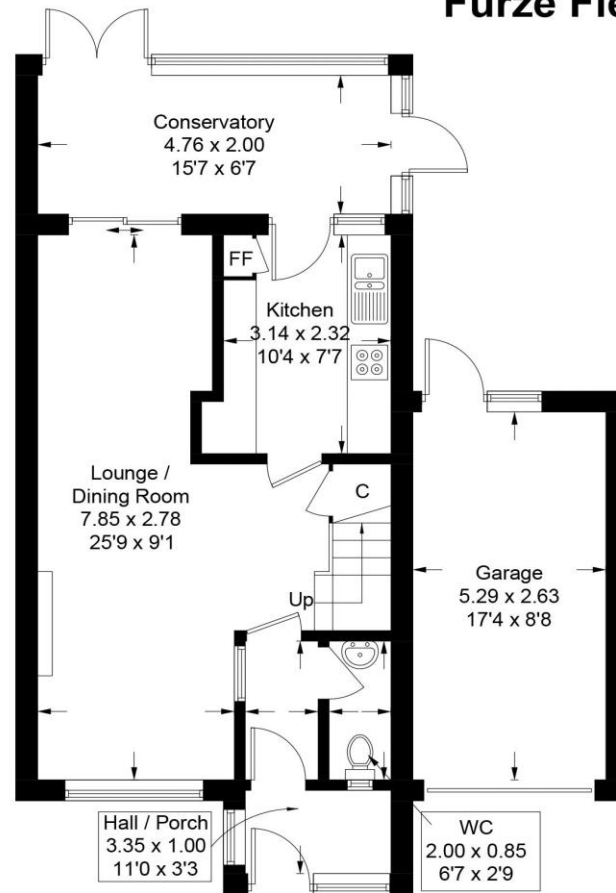
- › A short walk from Aldwick Beach, West Park and Aldwick Shops
- › 3 Bed link detached house
- › Conservatory
- › Lounge Diner
- › Fitted Kitchen
- › Downstairs WC
- › Shower room
- › Driveway
- › Garage

Perfectly situated under 500m from Aldwick Beach, West Park, Aldwick Parade Shops, Restaurants & Pubs, is the well presented link detached house. The property boasts 3 bedrooms & bathroom to the first floor, then to the ground floor there is a lounge diner entrance porch, downstairs WC, fitted kitchen, conservatory and garage. Outside there are front and rear gardens and a driveway. An internal viewing is essential to appreciate all the property has to offer.

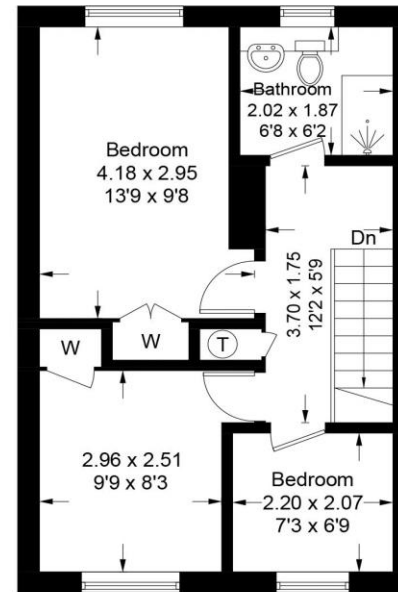
Council Tax Band: D



# Furze Field



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 52.4 sq m / 564 sq ft  
 First Floor = 38.1 sq m / 410 sq ft  
 Garage = 14.2 sq m / 153 sq ft  
 Total = 104.7 sq m / 1127 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**SussexPropertyPhotographer.co.uk**

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 competition. 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.





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