



Bell & Blake
SALES & LETTINGS

27 Queens Fields West, Aldwick, Bognor Regis, West Sussex PO21 5SG

Asking Price £425,000

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- › Extended detached house with views over park
- › Large South Westerly aspect rear garden
- › 3 Bedrooms
- › 5 piece bathroom
- › Large lounge diner with fireplace
- › Downstairs WC
- › Garage with utility space
- › Off road parking for multiple cars

This extended detached house boasts views over fields to the front and a good sized South Westerly aspect garden to the rear. There is a parade of shops just down the road and Aldwick Beach is around a 20 minute walk away.

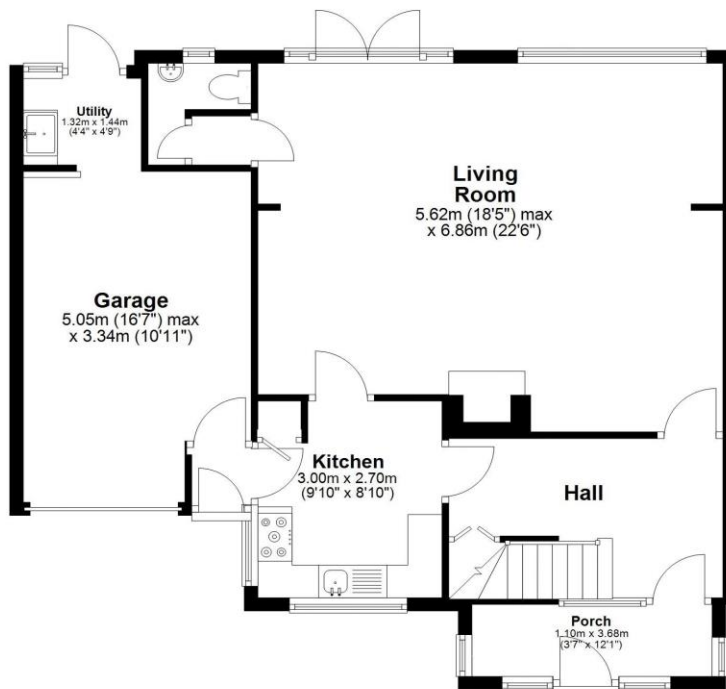
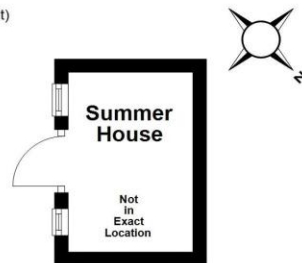
There are 3 bedrooms and a 5 piece family bathroom to the first floor, a large lounge diner, kitchen, entrance hall, downstairs WC, garage and utility area on the ground floor. Outside there is a spacious gated drive with parking for multiple cars, the rear garden is South Westerly aspect and has a summer house. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D



Ground Floor

Main area: approx. 65.6 sq. metres (706.5 sq. feet)
Plus garages, approx. 15.9 sq. metres (171.9 sq. feet)
Plus outbuildings, approx. 5.0 sq. metres (54.0 sq. feet)



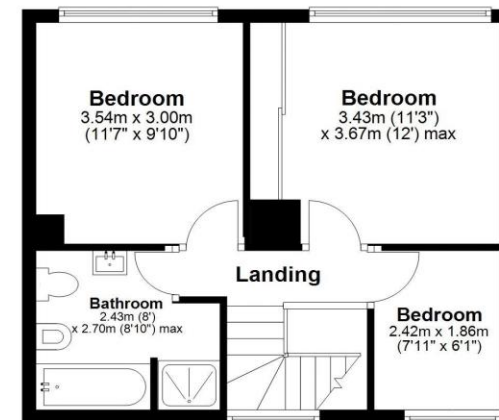
Main area: Approx. 106.6 sq. metres (1147.0 sq. feet)

Plus garages, approx. 15.9 sq. metres (171.6 sq. feet)
Plus outbuildings, approx. 5.0 sq. metres (54.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



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.



VIEWS OVER FIELDS TO THE FRONT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	79
		EU Directive 2002/91/EC
WWW.EPC4U.COM		