

**23 Yeomans Acre, Aldwick,
Bognor Regis, West Sussex PO21 3QJ**
Offers Over £425,000 - Freehold



Total Area: 984 ft² ... 91.4 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2024



Glyn-Jones and Company are delighted to offer an opportunity to purchase this spacious detached bungalow positioned within a highly regarded cul-de-sac in Aldwick.

The accommodation comprises; an entrance hall with built-in airing cupboard, a dual aspect living room, a fitted kitchen, two double bedrooms with both benefitting from built-in wardrobes, a modern shower room and separate WC. The property benefits from a conservatory, double glazing and gas fired central heating.

Externally there are delightful secluded mature gardens which are predominantly laid to lawn with numerous seating areas. To the side there is a further garden area which has the benefit of a timber panelled shed and a personal door into a detached garage. The front garden is laid to lawn with a driveway to the side.

Viewing is advised. NO FORWARD CHAIN.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

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Yeomans Acre is a small cul-de-sac within Aldwick where the local bus service including the 500 route is within a few hundred metres giving easy access to local amenities including the beach and the local shopping parade.

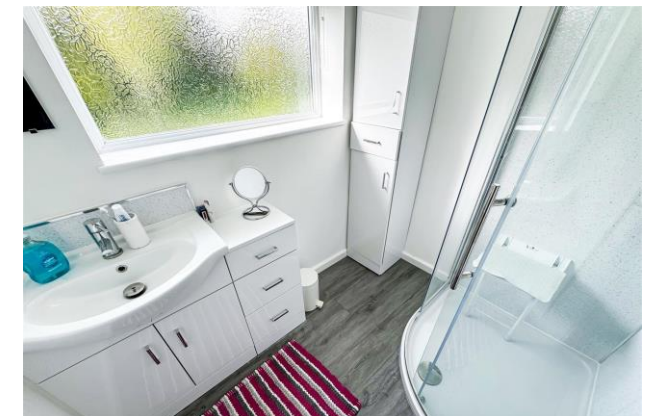
Bognor Regis Town Centre offering a wider range of facilities including mainline railway station can also be located within half a mile.



Property Information

Council Tax Band - D
Energy Efficiency Rating - TBC
Tenure - Freehold

We recommend you have this verified by your legal representative at your earliest convenience.



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