



50 Pryors Green

Aldwick | Bognor Regis | West Sussex | PO21 4LS

Price £285,000

FREEHOLD

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WH285 - 07/24

Features

- Popular Residential Location
- Mid Terrace Chalet Style Home
- 2 Bedrooms
- Secluded Enclosed Rear Garden
- Complete Onward Chain
- 1011 Sq Ft / 93.9 Sq M

Current EPC Rating: D(67)

Council Tax: Band C £1,953.58 p.a. (Arun District Council/Aldwick 2024-2025)

Situated in a popular residential location, conveniently positioned for amenities including the doctor's surgery, library and bus routes and within half a mile walk to the beach, this deceptive chalet style home comprises entrance hall with generous storage cupboards, kitchen/breakfast room, rear aspect living room with adjoining sun room, ground floor double bedroom/dining room, first floor landing, first floor double bedroom, bathroom and separate w.c. The property also offers double glazing, a gas heating system via radiators and an established secluded rear garden.

The double glazed front door opens into the entrance hall with double radiator and easy-rise carpeted staircase to the first floor with under-stair recess, generous built-in storage cupboard measuring 5' 2" x 4' 4" housing the wall mounted modern gas boiler, additional built-in storage cupboard and cloaks cupboard (formerly housing the warm air boiler which has been removed).

Doors lead from the hallway to the kitchen/breakfast room, living room and dining room/bedroom 2.

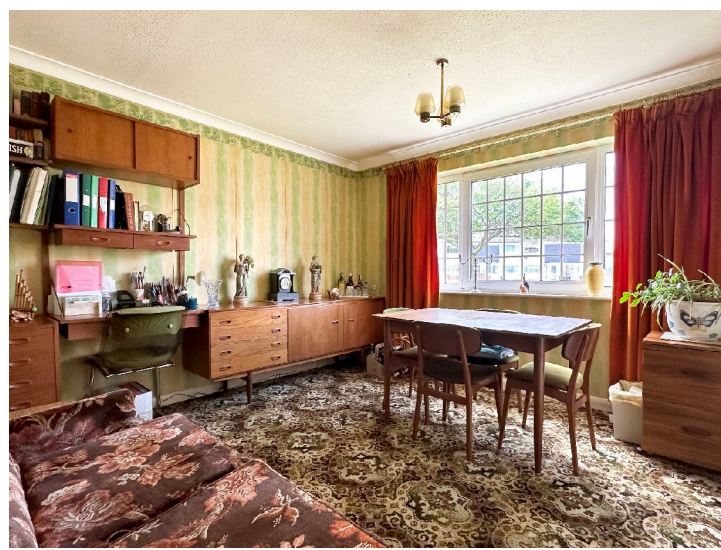
The kitchen/breakfast room measures 12' 5" x 9' and has a double glazed door and large double glazed picture window to the rear, fitted units and work surfaces with inset single drainer sink unit with mixer tap, integrated 4 burner gas hob with hood over and oven under, concealed integrated fridge, space and plumbing for a washing machine and space for table and chairs.

The living room measures 15' 1" x 11' 7" and has a double radiator, feature stone decorative fireplace and double glazed sliding patio doors to the rear into the sun room which provides access into the rear garden via a double glazed door to the side, along with double glazed windows to the side and rear.

The separate dining room/ground floor bedroom 2 measures 12' 1" x 11' 7" and has a double glazed window to the front enjoying a pleasant outlook towards the greensward and a double radiator.

The first floor landing has a useful built-in deep storage cupboard, access hatch to the loft space and doors to bedroom 1, bathroom and separate w.c.





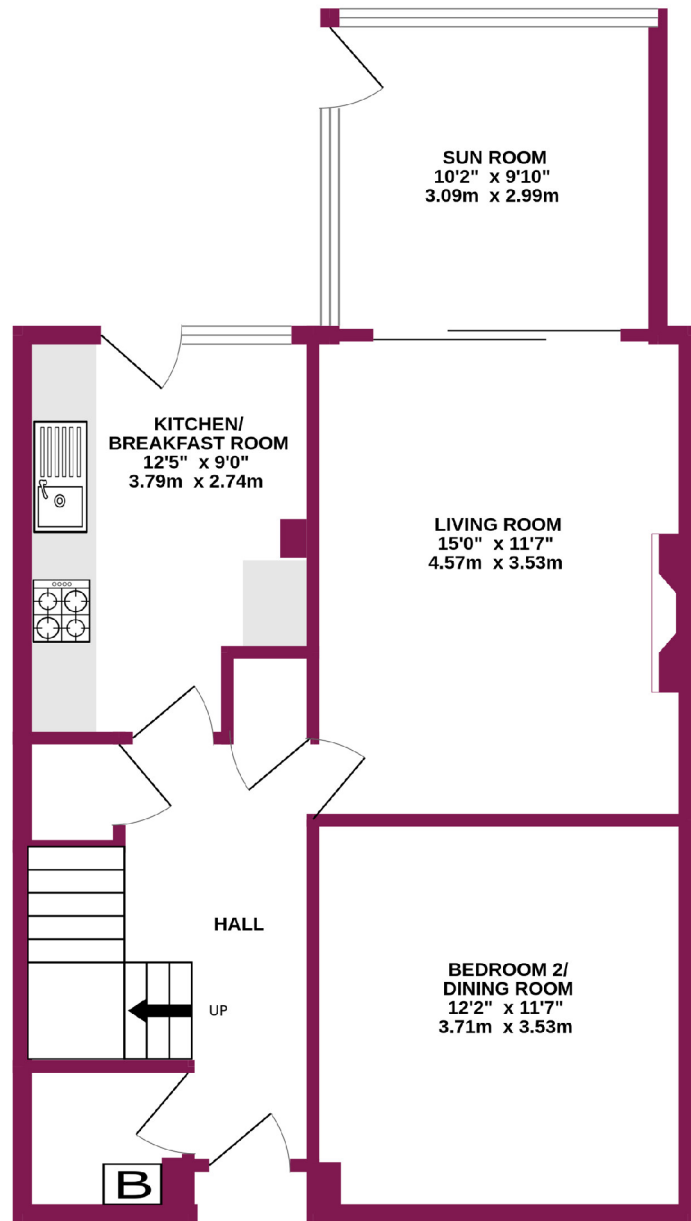
Bedroom 1 has a large high level window to the front enjoying the outlook towards the greensward, a double radiator and sliding mirror fronted wardrobes to one wall concealing the built-in airing cupboard housing the lagged hot water cylinder. The bathroom has a high level obscure double glazed window to the rear, bath with shower over, wall mounted wash basin with tiled splash-back and single radiator. Adjacent to the bathroom is the separate w.c with a high level obscure double glazed window to the rear.

Externally, there is a front garden laid to lawn with a low brick wall to the front boundary and pathway leading to the front door. The fully enclosed, secluded rear garden has a lawn and patio/terrace with a pathway leading to a gate to the rear, along with a timber storage shed, established bed and mature hedgerow.

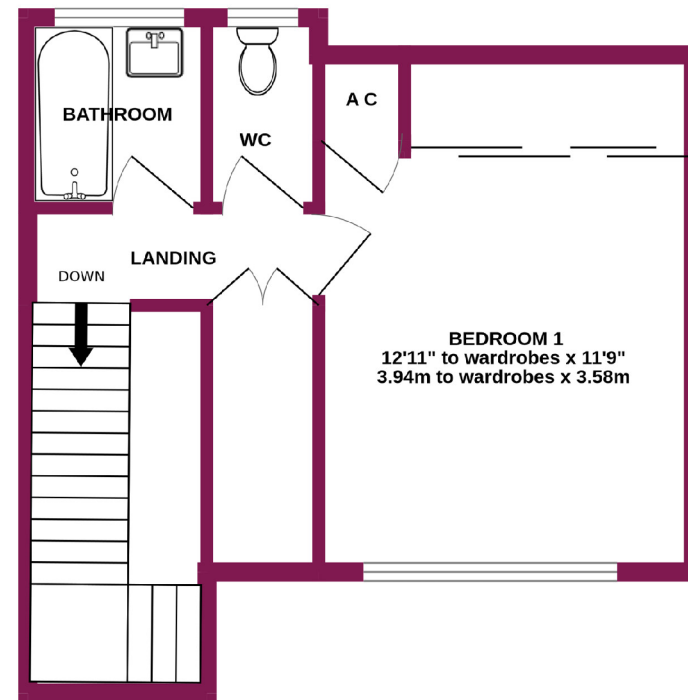


To arrange a viewing contact 01243 267026

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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