



**2 St Richards Drive**

Aldwick | Bognor Regis | West Sussex | PO21 3BH

**Guide Price £495,000**

**FREEHOLD**



# 2 St Richards Drive

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SA535 - 01/25

## Features

- Detached Single Storey Residence
- Convenient Position for Local Amenities
- 3 Bedrooms (Bedroom 1 with En Suite Facility)
- Southerly Rear Garden
- No Onward Chain
- 1,492 Sq Ft / 138.6 Sq M

Conveniently situated within a level walk to Rose Green Village centre and regularly routed bus services, this prominent detached single storey residence occupies a corner plot position and is offered For Sale with No Onward Chain.

The accommodation in brief comprises entrance hall, kitchen, sitting room, double glazed conservatory, 3 bedrooms (bedroom 2 currently utilised as a formal dining room), en-suite shower room to bedroom 1 and additional generous modern main shower room. The property also offers 8' ceiling height, double glazing, a gas heating system via radiators and modern combination boiler, ample on-site parking, an attached garage and established well tended gardens to the rear and side.

A storm porch with courtesy light protects the front door which opens into a welcoming hallway which has a built-in linen cupboard with slatted shelving, an access hatch to the generous loft space and an additional cloaks cupboard housing the wall mounted modern electric consumer unit and meter.

Doors from the hallway lead to the sitting room, three bedrooms and main shower room. A doorway from the hall leads into the kitchen which has a double glazed window and door to the rear and a comprehensive range of fitted units and work surfaces, an inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 burner gas hob with hood over and oven under, space for a free standing fridge/freezer, space and plumbing for both a dishwasher and washing machine and cupboard housing the modern Worcester gas combination boiler.

The dual aspect sitting room provides a cottage feel with feature fireplace with recessed coal effect gas fire, plate rack surround, double glazed patio doors to the rear providing access into the rear garden and a pair of glazed casement doors to the side which lead through to the adjoining good size double glazed conservatory with an electrically operated skylight and double glazed French doors to the front.





Bedroom 1 is positioned at the front of the property with two built-in wardrobes/storage cupboards, a double glazed window and door leading to the adjoining en-suite shower room with oversize shower enclosure with fitted shower, wash basin inset into surround with adjacent enclosed cistern wc, heated towel rail and an obscure double glazed window to the front.

Bedroom 2 is currently utilised as a formal dining room and is a good size double room with a double glazed window to the front. Bedroom 3 measures 12' x 9' and has a double glazed window to the rear.

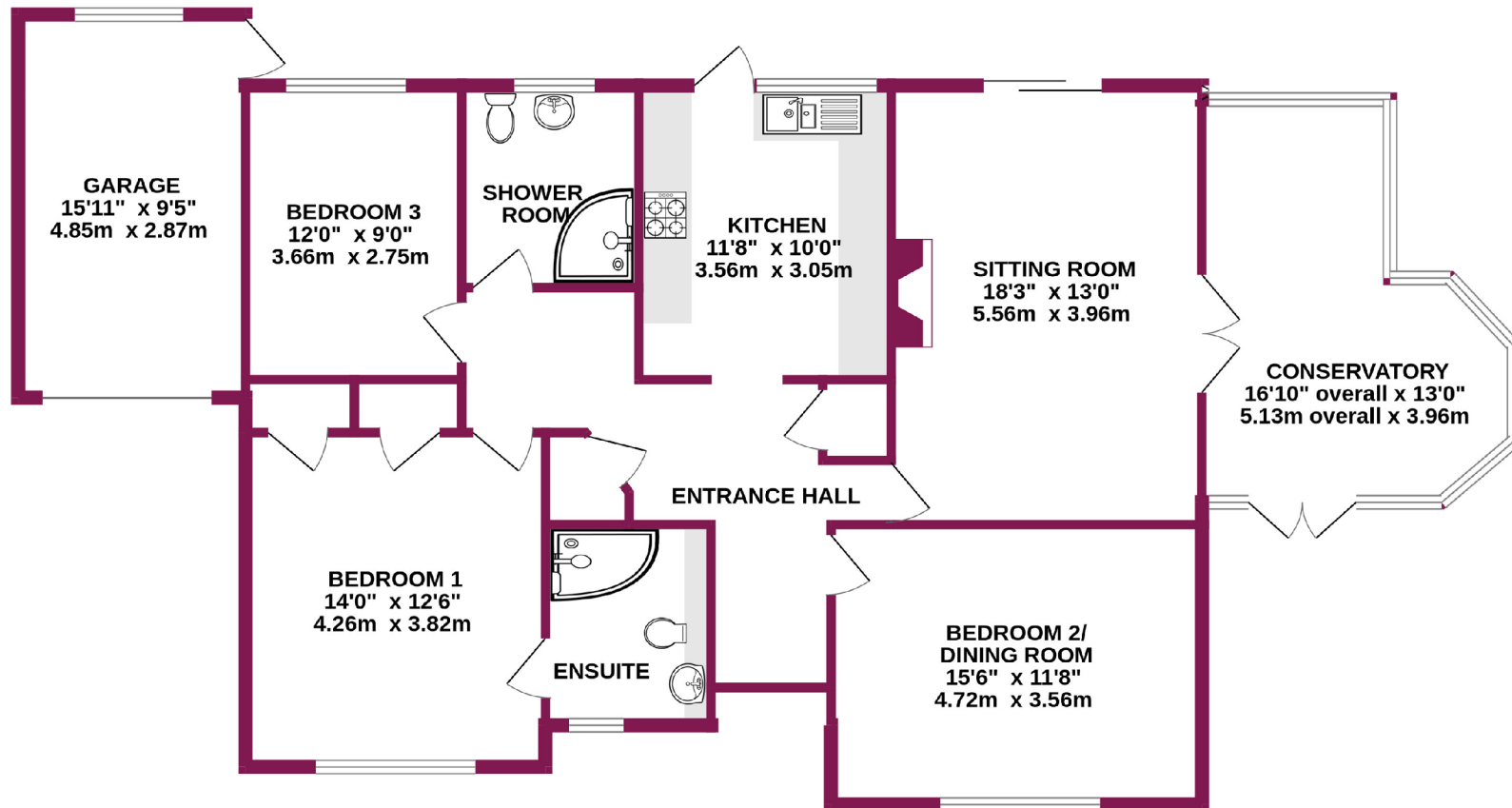
In addition, there is a generous main shower room measuring 8' x 7' 6" with an oversize shower enclosure with fitted shower, pedestal wash basin, close coupled wc, heated towel rail, tiled splash-back and an obscure double glazed window to the rear.

Externally, there is a generous driveway providing on-site parking, an attached single garage and delightful Southerly rear garden with generous timber storage shed, lawn, along with a side garden with paved terrace, additional lawn and shaped shrubs.

**Current EPC Rating:** C (70)    **Council Tax:** Band E    £2,686.16 p.a. (Arun District Council /Aldwick 2024-2025)



GROUND FLOOR  
1492 sq.ft. (138.6 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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