



4 | Adlington Gardens | | Bognor Regis | PO21 5GA

Offers In Excess Of £325,000



hancock

Lettings & Estate Agents

Adlington Gardens |
Bognor Regis | PO21 5GA
Offers In Excess Of £325,000

- 3 Bedrooms
- Off Street Parking
- Walking Distance to Amenties
- Two Bathrooms
- Modern Decor
- Garage
- Walking Distance to Train Station
- Close by schools
- Separate Outside Office

Downstairs

When walking into the house there is an abundance of light that is apparaent throughout the home. Your welcomed with a large modern kitchen/dining room with an integrated dishwasher, oven and microwave. There is a downstairs WC and leading to a very good size and spacious living room with double french doors leading to the back garden. Under the stairs you are also graced with a large under stairs cupboard.

First Floor

The first floor has three bedrooms, the master bedroom is a great size which has a built in wardrobe with a en-suite. The second bedroom is once again a great size which allows a king size bed and a third bedroom which is a good size single room. There is a newly decorated bathroom which screams light and modern decor with the black and white design. There is also a large air cupboard on the landing for additional space.



what3words ///



Outside

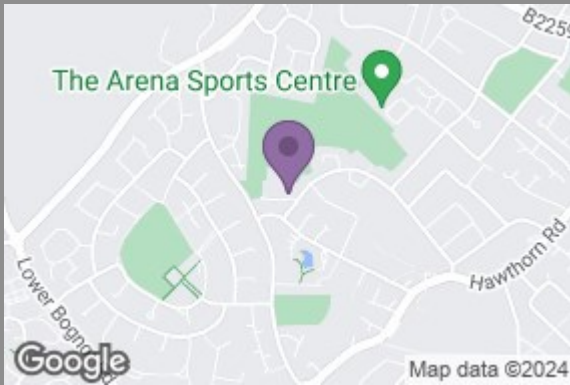
To the rear of home is a pleasant and good size west facing garden that is not overlooked with both patio and lawn. A large seating area perfect for entertaining guests. A new outside office/play room has been added with full working electrics perfect for people who need to work from home and needs some peace and quiet away from the house. There is also an additional cupboard outside which is being used as utility room with a tumble dryer. A large garage with ample space and a off street parking spot for 1 car. On street parking is available with more space available down this cul-de-sac. This property also overlooks large playing fields which allows great views and sunsets.

Area

This home is walking distance to shops, vets, restaurants, schools of all ages playing fields and parks. This is also 10 minute walking distance to Bognor/Aldwick beach.

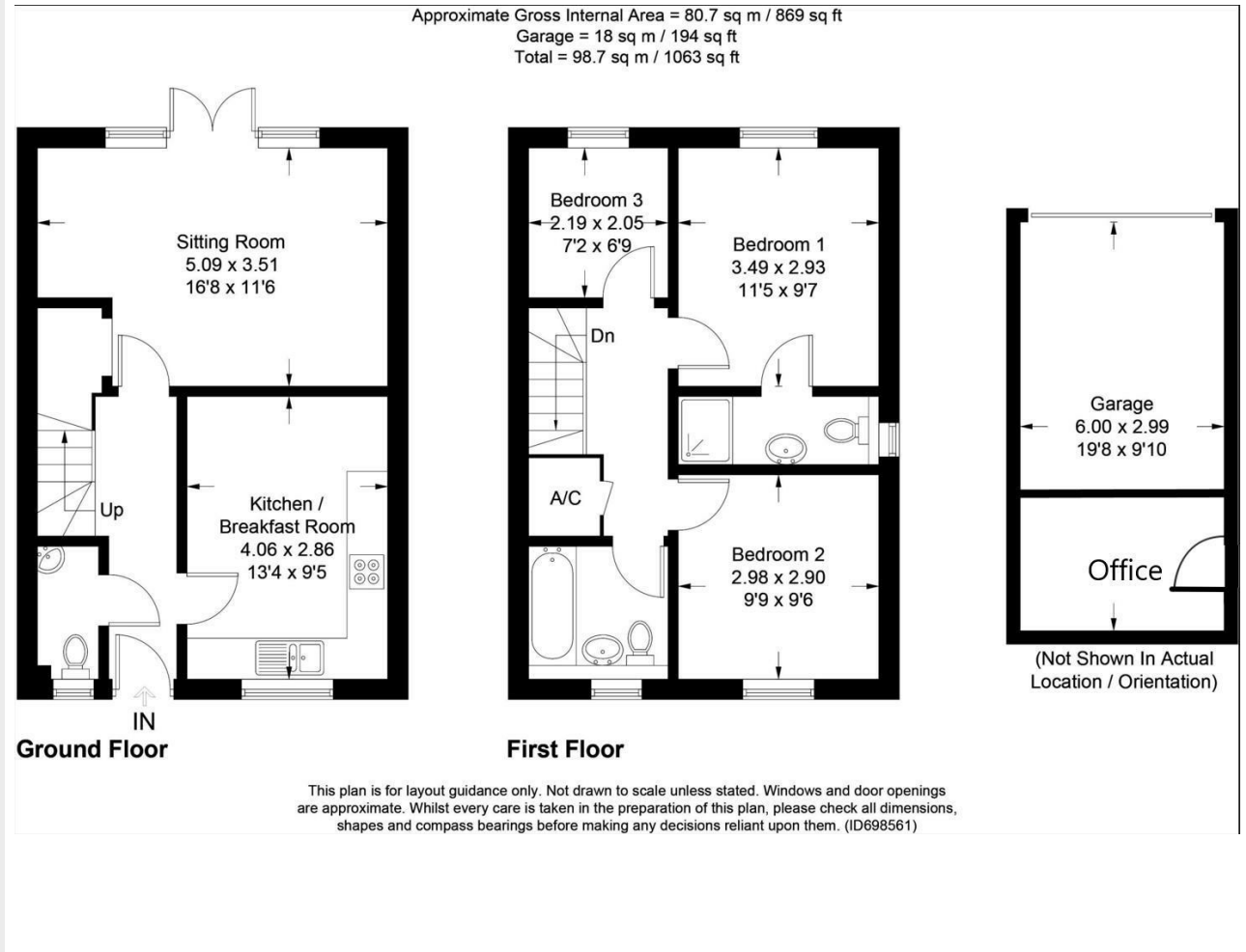
Management Charge : £21.20pcm - additional information can be provided.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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