



48 | Elbridge Crescent | Bognor Regis | PO21 4JQ

Guide Price £250,000



hancock

Lettings & Estate Agents

Elbridge Crescent |
Bognor Regis | PO21 4JQ
Guide Price £250,000

- Sold via 'Secure Sale'
- Downstairs W/C
- Conservatory
- Bungalow
- Two Bedrooms
- Immediate 'exchange of contracts' available
- Separate Kitchen
- Private Garden
- Aldwick
- Chain Free

Presented by Hancock and Partners, this charming two-bedroom terraced chalet bungalow offers comfortable living in the tranquil setting of Aldwick.

Upon entering, you are greeted by a spacious hallway leading to a convenient downstairs W/C and a well-appointed double bedroom with ample storage. The generous multi-functional living area exudes brightness and warmth, complemented by a separate kitchen boasting ample cupboard space. Adjacent to the kitchen lies a delightful glass conservatory, perfect for enjoying the surrounding views.

Upstairs, the property features a splendid master bedroom adorned with built-in storage and large front-facing windows that invite in the morning sun. The family bathroom is split into a cloakroom and bathroom, catering to modern convenience.

Outside, a private rear garden awaits, offering a tranquil retreat with its patio and lawn area. Facing North West, the garden benefits from direct rear access to Nyetimber Lane, providing easy access to nearby shops and recreational parks.

Nestled in the peaceful town of Aldwick, the property enjoys proximity to various local amenities, including a health center, library, pharmacy, doctors surgery, and post office. For further convenience, a regular bus service connects the village to the bustling town center of Bognor Regis, while the historic city of Chichester is just seven miles away. Motorsport enthusiasts will appreciate the close proximity to the



what3words ///

kite.coverage.bonfires



renowned Goodwood motor circuit and racecourse, located a mere ten miles from Aldwick.

Additional Information :

Council Tax Band : C
Council : Arun District Council
Tenure : Freehold
Broadband Speeds : Up to 71mbps
Phone Coverage : Three, O2, Vodaphone, EE,

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

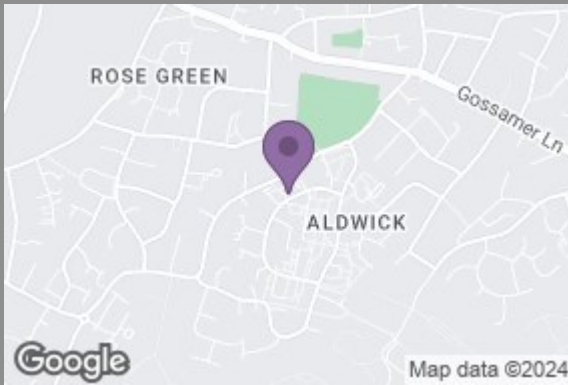
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155
sales@hancockpartners.co.uk
www.hancockpartners.co.uk