



48 | Elbridge Crescent | Bognor Regis | PO21 4JQ

Guide Price £280,000



**hancock**

Lettings & Estate Agents

Elbridge Crescent |  
Bognor Regis | PO21 4JQ  
Guide Price £280,000

- 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.



what3words ///

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

Additional Information :

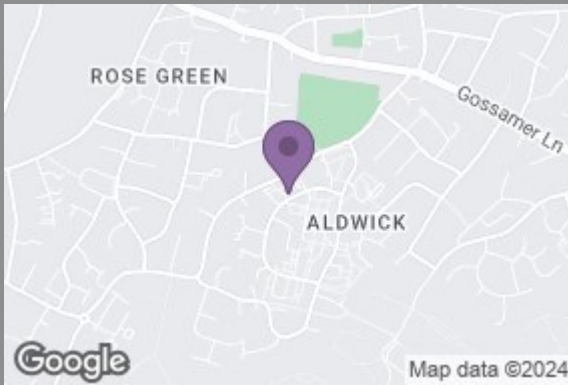
Council Tax Band : C

Council : Arun District Council

Tenure : Freehold

Broadband Speeds : Up to 71mbps

Phone Coverage : Three, O2, Vodaphone, EE,



### Energy Efficiency Rating

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



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