



SW

Sims Williams

8 BALMORAL CLOSE, ALDWICK, WEST SUSSEX, PO21 4PP

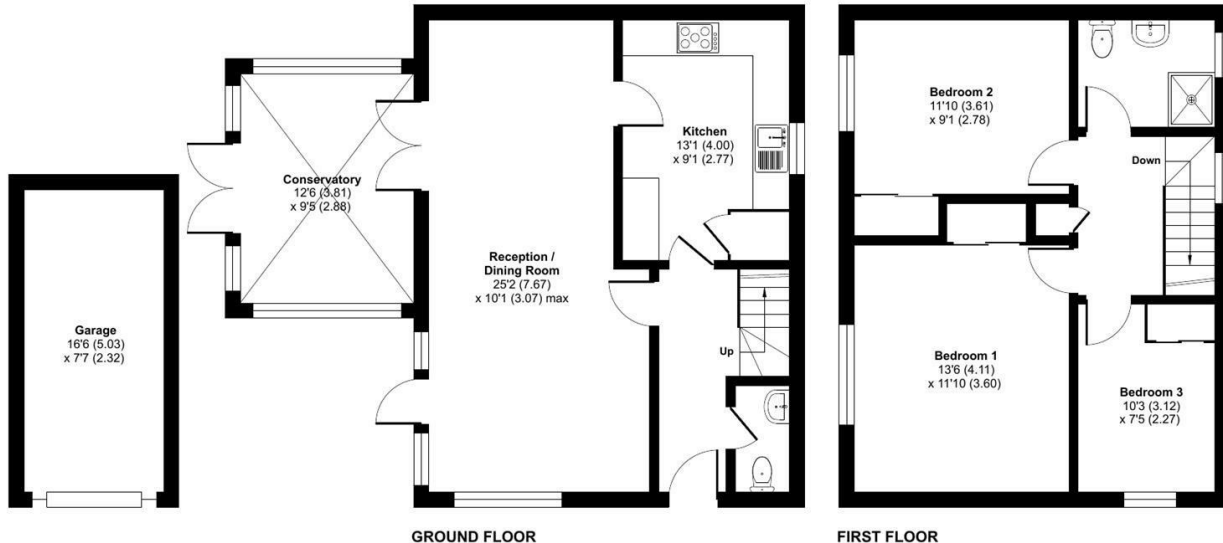
Balmoral Close, Bognor Regis, PO21

Approximate Area = 1141 sq ft / 106 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1160452



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£400,000 Freehold

8, BALMORAL CLOSE, ALDWICK, WEST SUSSEX, PO21 4PP

- Popular Location
- Three Bedrooms
- Lounge/Diner
- Modern Conservatory
- Kitchen
- Family Bathroom
- Off Road Parking
- South West Garden
- Corner Plot

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This three-bedroom house is located in a sought-after area in Aldwick, conveniently close to the seafront which is only 0.4 miles away. Local shops are also within walking distance at 0.6 miles. To the north of the property, you can explore the South Downs National Park and the Goodwood Estate, known for hosting the Festival of Speed, horse racing events, and Golf at Goodwood. The Cathedral City of Chichester is just 5.5 miles away, offering a comprehensive shopping centre, The Festival Theatre, as well as popular restaurants and cafes.

The property is well-presented, offering bright and spacious accommodation throughout. As you enter, a hallway leads to all the main rooms, as well as a downstairs cloakroom and stairs to the first floor.

To the left is the lounge/diner, featuring a dual aspect, doors opening onto the garden and a newly fitted modern conservatory. At the rear, you will find the kitchen with a range of base and eye-level units and integrated appliances.

Ascending the stairs to the first floor, you'll find a re-fitted family bathroom with a WC, vanity unit, and a walk-in shower. There are three good-sized bedrooms, two of which are large doubles, all featuring built-in storage.

Outside, there is an established front garden with lawn, trees and a driveway providing off-road parking. The low-maintenance rear garden features a paved seating area, established borders and side access. Additionally, there is a garage in a nearby compound with an up-and-over metal door.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the parade of shops in Rose Green, proceed down Gossamer Lane heading east. At the roundabout, turn right into Barrack Lane and then turn left onto Alexander Close, follow the road around until you reach Balmoral Close on your left and the house is the on the corner, to your left.

