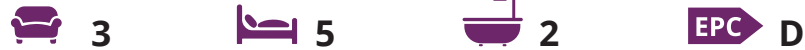






22 Silverston Avenue, Bognor Regis

Beautifully renovated five bedroom house in desirable area and offered with no chain.



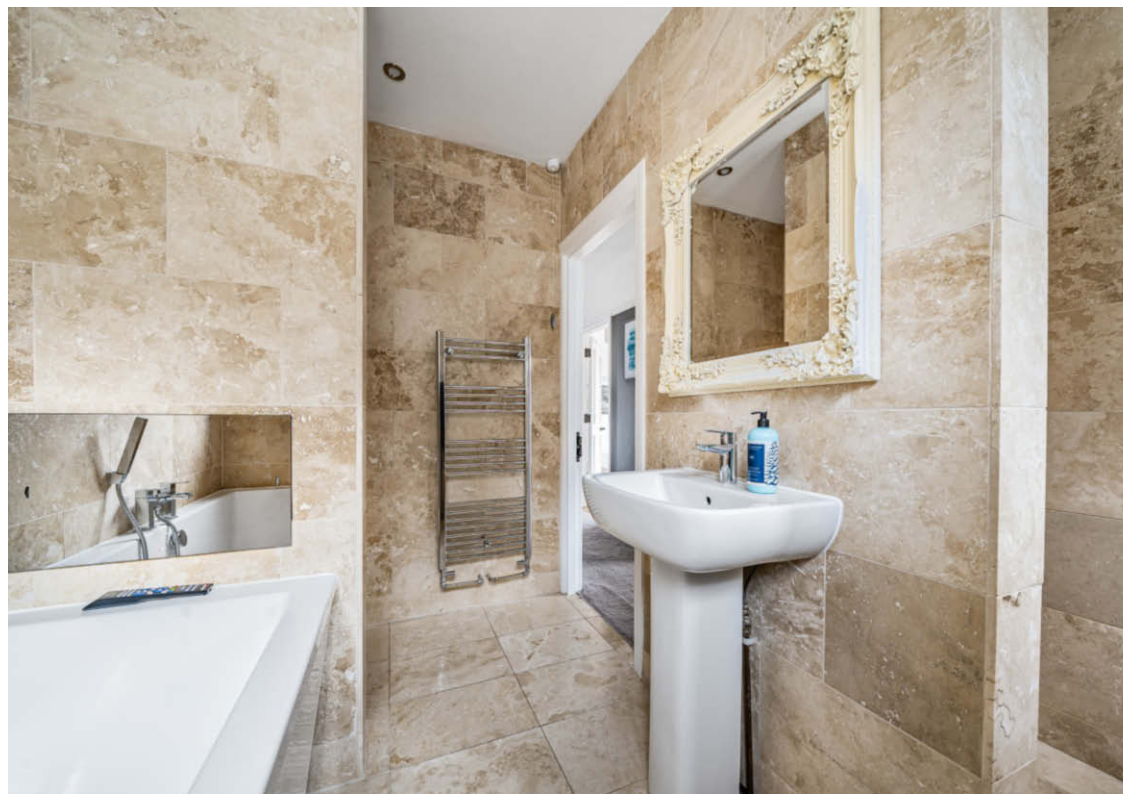
- ▶ Immaculately Presented
- ▶ Log Burner
- ▶ Five Bedrooms
- ▶ Gas Fired Central Heating and Double Glazing
- ▶ Close to Aldwick Beach and Promenade
- ▶ Kitchen/Dining Room
- ▶ Snug/Cinema Room
- ▶ En-Suite to Principal Bedroom
- ▶ Landscaped Garden and Outdoor Kitchen
- ▶ No Onward Chain

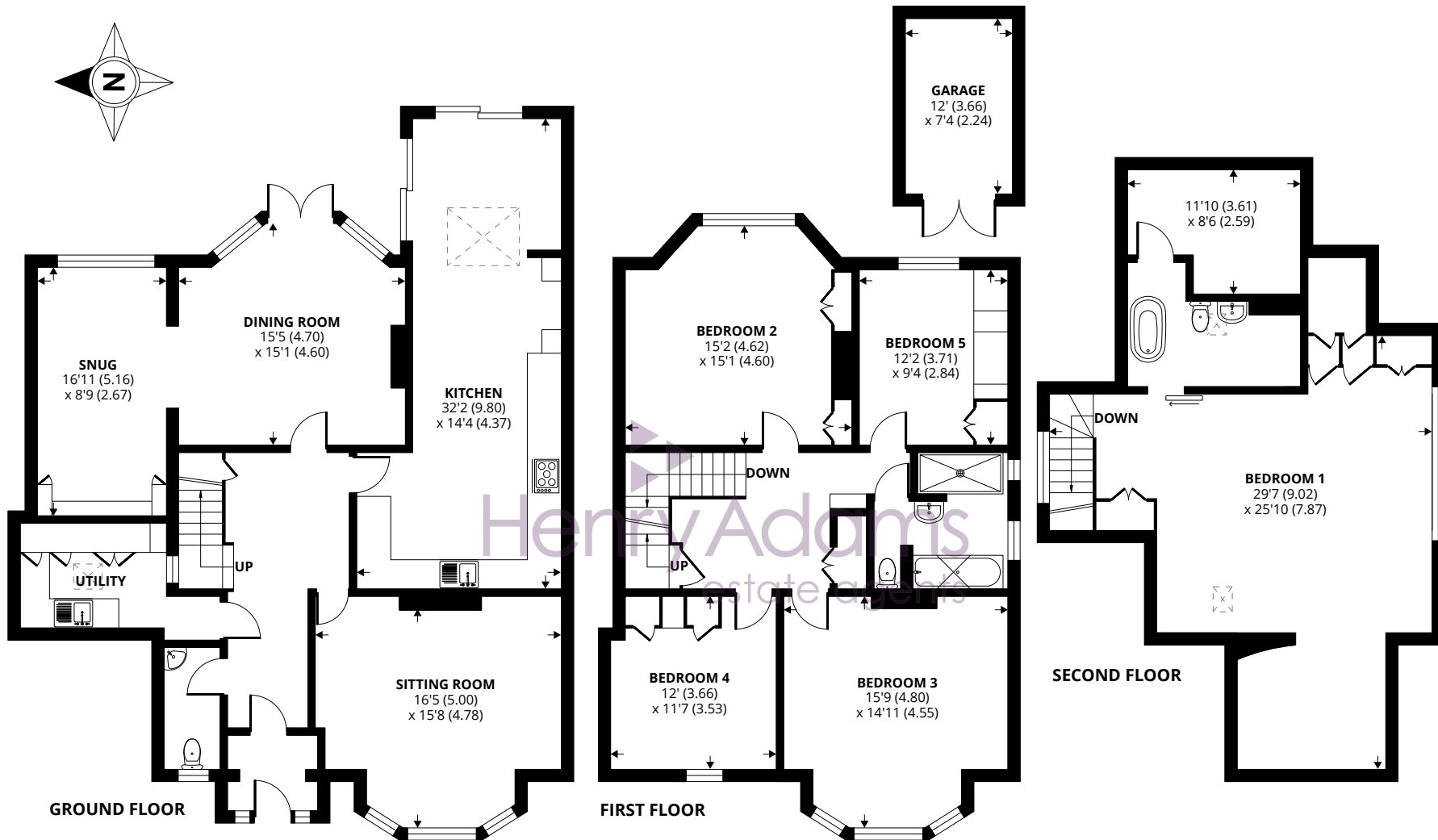
Nestled in the sought-after area of Aldwick, this impressive five bedroom detached house boasts just a short stroll from the beach. Presented with no chain, it offers a seamless transition for prospective buyers.

Upon arrival, the driveway is laid with shingle with a high planter to the front. There is ample driveway space, as well as storage in the garage and lean-to. The property welcomes you with a well-designed porch room leading into a spacious hallway with elegant hard flooring. The ground floor hosts a convenient WC and storage area beneath the stairs. Noteworthy are the high ceilings and picture rails, preserving the home's original charm. The sitting room, illuminated by a bay window, exudes an inviting ambiance. A highlight of the residence is its outstanding kitchen, featuring an array of amenities including an integrated coffee machine, double ovens, microwave set amidst sleek high-gloss cabinets and wooden countertops. Extending seamlessly into a modern conservatory overlooking the garden, with access via sliding doors. The dining room boasts a cosy log burner and has French patio doors opening onto the garden. A snug, connected to the dining area, sets the scene for cinematic experiences with its media wall and electric fire. Upon ascending to the first floor, you will find four generously sized bedrooms with bespoke fitted wardrobes. The main luxury bathroom, fully tiled and equipped with a walk-in shower and separate bath featuring an in-built TV screen, promises indulgent relaxation.









Approximate Area = 3018 sq ft / 280.3 sq m

Garage = 88 sq ft / 8.1 sq m

Total = 3106 sq ft / 288.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

The top floor hosts the expansive dual aspect principal bedroom, bespoke fitted wardrobes, and a snug area for added comfort. Completing this level is a luxury en-suite boasting a roll-top bath and walk-in shower.

Outside, the landscaped garden has been thoughtfully designed for low maintenance, offering a laid patio, decking, artificial lawn and elegant high planters. An outdoor sheltered kitchen and ample seating areas. Ideal for those who relish outdoor living complemented by modern interior design. A viewing is highly recommended to fully appreciate the extensive accommodation and high-quality finishes this home has to offer.

What3Words ///zealous.cook.reduce

Council Tax Band: F

17/04/24

