



7 Shipfield, Aldwick

Three bedroom mews style end terrace town house situated on the exclusive Aldwick Place Private Estate. No forward chain.



- ▶ Open Plan Sitting/Dining Room
- ▶ Conservatory
- ▶ Three Generous Bedrooms
- ▶ Gas Fired Central Heating and Double Glazing
- ▶ Garage
- ▶ Fitted Kitchen
- ▶ Cloakroom/WC
- ▶ Modern Bathroom
- ▶ Westerly Facing Rear Garden
- ▶ No Forward Chain

We thoroughly recommend an interior inspection of this charming three bedroom mews style end terrace town house situated in an exclusive Private Marine Estate in Aldwick.

The accommodation briefly comprises entrance hall and door to cloakroom with WC, open plan sitting/dining room with French doors opening into the conservatory, which in turn gives access to the rear garden. The kitchen has a range of fitted units, space for white goods and an electric oven and hob with extractor above. There is a door giving access to the conservatory.

On the first floor, the landing has a storage cupboard and three generous bedrooms and a family bathroom.

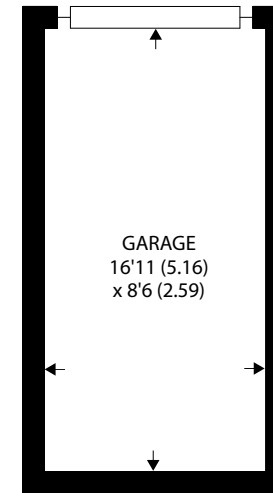
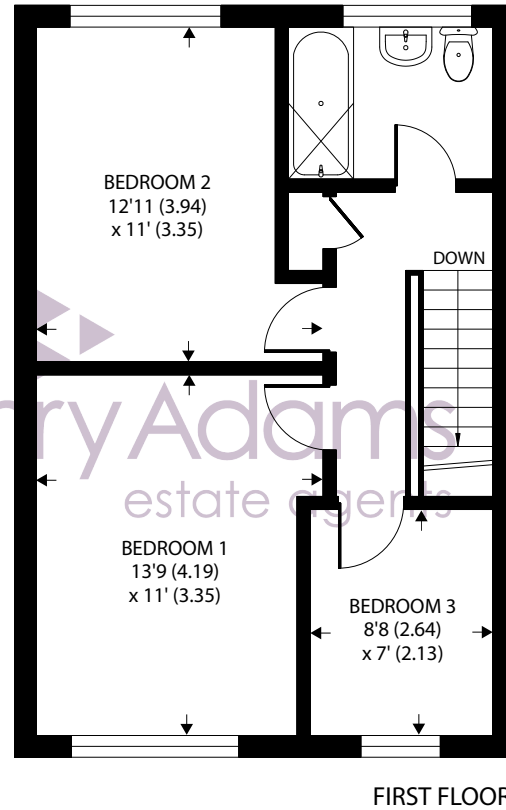
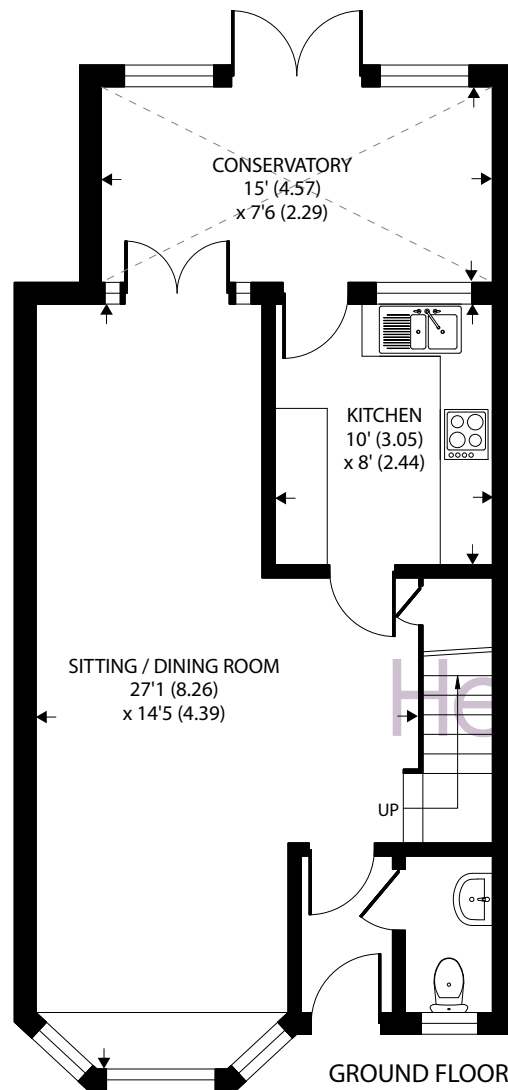
Outside, the front garden is of an open plan design. The westerly facing rear garden is laid to patio for ease of maintenance with gated side access. A single garage is situated in the nearby compound.

Offered with no forward chain.

Communal Area Charge: We understand there is a charge of approximately £500 p.a. for the upkeep of the communal areas.

Council Tax Band: D





Shipfield, Bognor Regis

Approximate Area = 1091 sq ft / 101.3 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1236 sq ft / 114.7 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). © njchecom 2024. Produced for Henry Adams. REF: 1148218

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.

Location

Shipfield is situated on the exclusive Aldwick Place Private Estate, about two hundred metres from the beach. Bognor Regis town centre is approximately two miles to the east with a variety of shops, restaurants and cafes, as well as a mainline railway station to London/Victoria. The historic Cathedral City of Chichester is approximately seven miles to the north, which offers a wide range of shops, cultural and leisure activities including Chichester Festival Theatre.

What3Words ///bounty.player.juices

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