



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£375,000
Freehold

12 Stanmore Gardens, Aldwick, PO21 3AS



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	80
England, Scotland & Wales			
EU Directive 2002/91/EC			



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- End of Terrace House
- Extended Ground Floor
- Downstairs WC
- Three Bedrooms
- Double Garage
- Chain Free



Accommodation

Entrance Lobby

Living Area - 4.26m x 2.83m (13'11" x 9'3")

Dining Area - 5.48m x 3.13m (17'11" x 10'3")

Study Area - 2.84m x 2.65m (9'3" x 8'8")

Kitchen - 3.03m x 2.53m (9'11" x 8'3")

Bedroom 1 - 2.87m x 2.79m (9'4" x 9'1")

Bedroom 2 - 3.93m x 3.09m (12'10" x 10'1")

Bedroom 3 - 2.72m x 2.11m (8'11" x 6'11")

Bathroom - 2.41m x 1.85m (7'10" x 6'0")

Double Garage

Council Tax: Band D

What the agent says... “,”

A rarely available extended end of terrace house located in a quiet sought after cul-de-sac in Aldwick. The location is ideal with easy access to local shops and the beach. Aldwick village green is opposite the cul-de-sac making it ideal for dog walkers. Local bus routes pass by the property at the entrance to the gardens, connecting to more shops at Rose Green and Bognor town centre and with further connections to towns and cities along the coast.

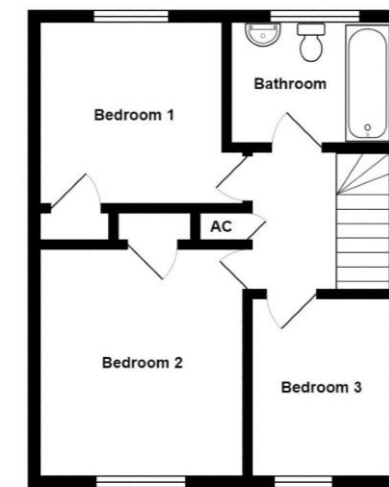


The property offers extended accommodation to the ground floor and there is room for some improvements to decor. The property is offered chain free for a possible quick sale/transition.

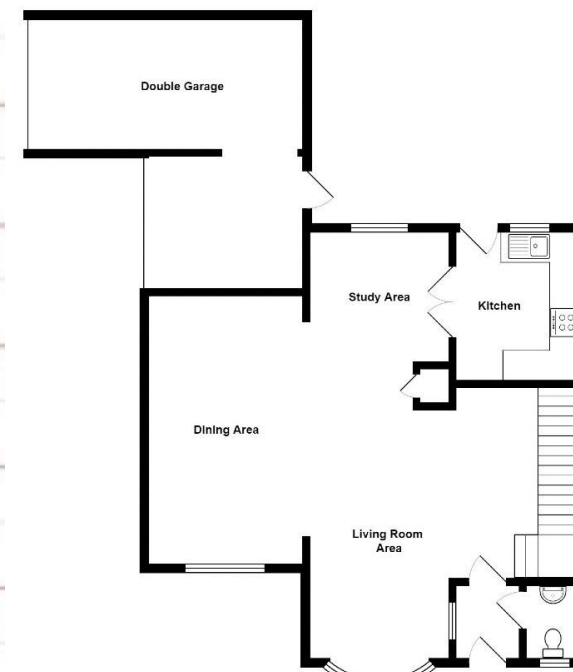
The accommodation comprises entrance lobby, downstairs cloakroom, living room area extended to the dining area, study area, kitchen, 3 bedrooms and bathroom/WC.



There are gardens to the front and rear, the rear garden having access to the double garage. Note the attached garage could be converted into another bedroom or home office subject to any required conditions.



First Floor
Total Area: 37.6 m² ... 404 ft²
All measurements are approximate and for display purposes only



Ground Floor
Total Area: 91.1 m² ... 980 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarks Estates 01243 861344

