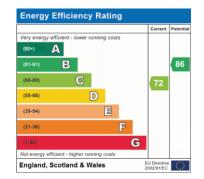




Book a Viewing

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk



















Asking Price £400,000 **Freehold**

2 Leecroft, Aldwick, Bognor Regis PO21 3SY

Clarkes

Estate Agents & Lettings Agents







01243 861344



What the agent says... " Material Information:

This detached four-bedroom home is situated in the popular development of Aldwick Felds which is close to local amenities and West Park.

The accommodation comprises entrance hall, living/dining room open to the kitchen with built-in fridge/freezer and dishwasher, downstairs WC, two double bedrooms, two further bedrooms and a family bathroom.

Outside there is a secluded rear garden which is not overlooked, a garage and off-road parking.

The property is offered for sale with no forward chain and viewings are highly recommended to appreciate all it has to offer.

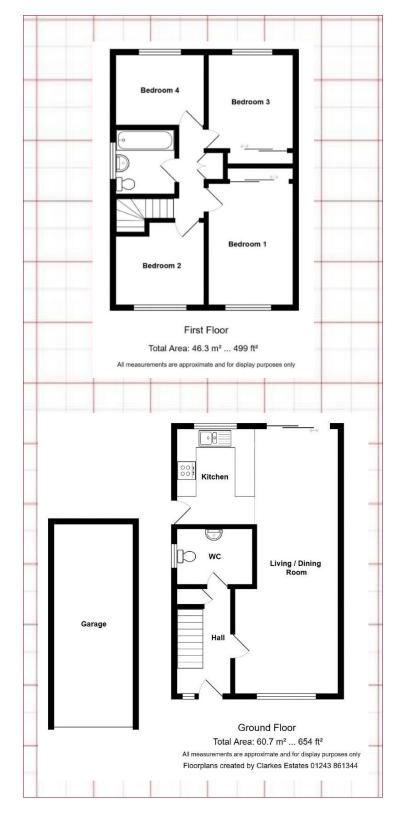
Council Tax: Arun District Council Band E Property Type: Purpose Built Property Construction: Standard Electricity, Water, Drainage Supply: Mains Heating: Gas Fired Central Heating Parking: Garage & Off-Road Parking

On 26/11/2024 information from the Ofcom Website shows:

Broadband	Availab	oility Max	Down	Max Up
Standard Superfast Ultrafast	√ √ √	5 mb 66 mb 1000 m	ps	0.7 mbps 16 mbps 1000 mbps
Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE Three O2 Vodafone	Limited Limited Likely Likely	None Limited Likely Likely	Likely Likely Likely Likely	Likely Likely Likely Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be livened. Please see the property on the Clarkes Website for further details.

- 4 Bedroom Detached Home
- Open Plan Living Area
- Sought After Location
- Downstairs WC
- Garage with Driveway
- No Forward Chain





Accommodation

Living / Dining Room - 8.53m x 3.32m max (27'11" x 10'10")

Kitchen - 2.64m x 2.43m (8'7" x 7'11")

Downstairs WC - 1.75m x 1.69m (5'8" x 5'6")

Bedroom 1 - 4.25m x 2.71m (13'11" x 8'10")

Bedroom 2 - 3.34m x 2.35m (10'11" x 7'8")

Bedroom 3 - 2.99m x 2.42m (9'9" x 7'11")

Bedroom 4 - 2.64m x 2.01m (8'7" x 6'7")

Bathroom - $2.04m \times 1.69m (6'8'' \times 5'6'')$

Garage - 6.43m x 2.58m (21'1" x 8'5")

