



Clarkes

Estate Agents & Lettings Agents

Asking Price
£400,000
Freehold

2 Leecroft, Aldwick, Bognor Regis PO21 3SY



Book a Viewing

01243 861344
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<http://www.clarkesestates.co.uk>

| 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 | | |
| 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



- 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 x 1.69m (6'8" x 5'6")

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

What the agent says... “,, Material Information:

This detached four-bedroom home is situated in the popular development of Aldwick Fields 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 | Availability | Max Down | Max Up | |
|-----------|--------------|-----------|-----------|--------|
| Standard | ✓ | 5 mbps | 0.7 mbps | |
| Superfast | ✓ | 66 mbps | 16 mbps | |
| Ultrafast | ✓ | 1000 mbps | 1000 mbps | |
| Mobile | Indoor | Outdoor | | |
| | Voice | Data | Voice | Data |
| EE | Limited | None | Likely | Likely |
| Three | Limited | Limited | Likely | Likely |
| O2 | Likely | Likely | Likely | Likely |
| Vodafone | 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.

