





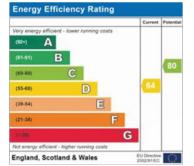






Book a Viewing

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



















Offers In Excess Of £350,000 **Freehold**

12 Stanmore Gardens, Aldwick, Bognor Regis PO21 3AS

Clarkes

Estate Agents & Lettings Agents







01243 861344



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

A rarely available extended end of terrace house located in a quiet sought after cul-desac 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.

Council Tax: Arun District Council Band D

Property Type: Purpose Built Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Gas Central Heating

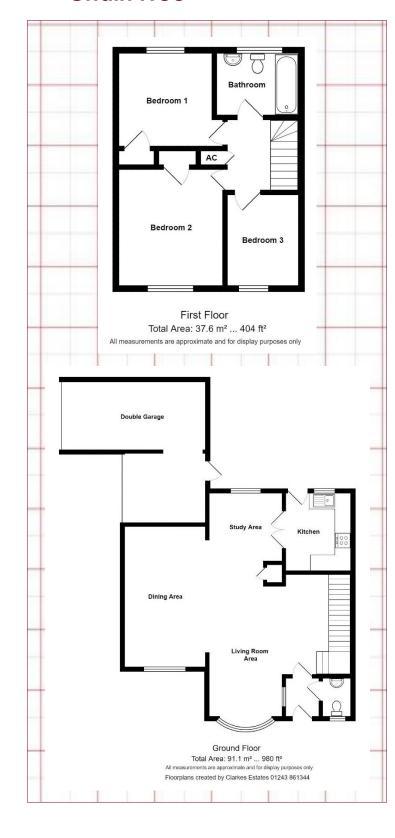
Parking: Garage

On 05/12/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.5 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	Χ			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	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.

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





Accommodation

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 - $2.41m \times 1.85m (7'10'' \times 6'0'')$

Double Garage

