

WHITE & BROOKS

Making sense of moving

£450,000

Fish Lane • Aldwick • Bognor Regis

“Generous, Detached Character Property”

- ❖ Within Close Proximity To Aldwick Seafront, Schools And Amenities
- ❖ 4 Bedrooms
- ❖ Sitting Room And Formal Dining Room
- ❖ Family Bathroom, Further Shower And Downstairs Cloakroom
- ❖ Kitchen/Breakfast Room And Utility Area
- ❖ Detached Garage And Driveway
- ❖ Rear Garden With 3 Brick Built Storage Sheds



70 Aldwick Road, Bognor Regis, West Sussex, PO21 2PE

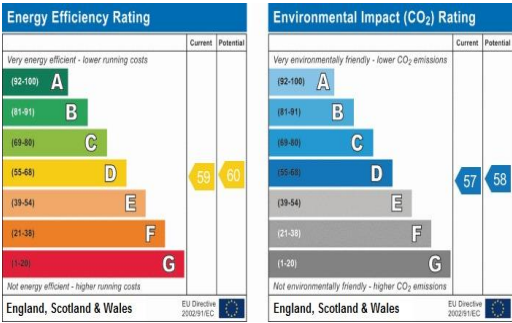
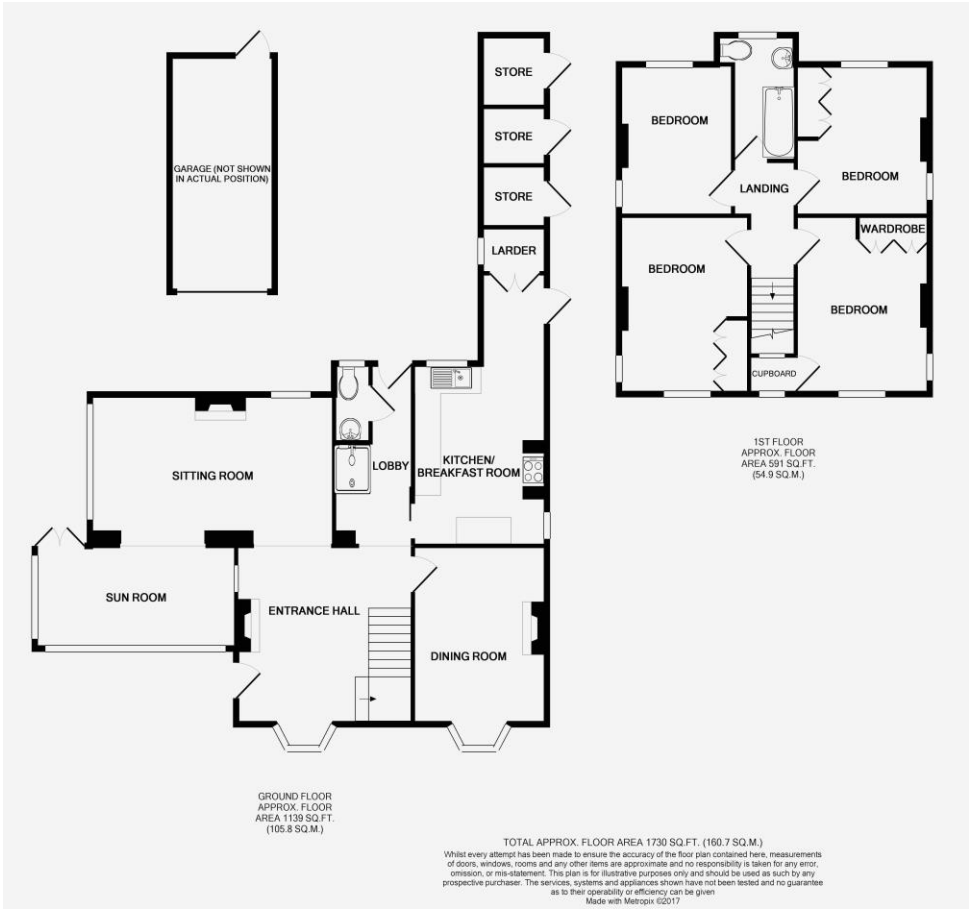


About The Property

Situated within close proximity to Aldwick seafront, shops, local playing fields and schools, is this generous, detached character property. The property is double bay fronted and is situated on a large plot. The accommodation briefly comprises, four bedrooms to the first floor with family bathroom and to the ground floor there is further shower, downstairs cloakroom, dining room, sitting room, sun room, kitchen/breakfast room and utility area. The property further benefits from detached pitched roof garage with driveway. An internal viewing is essential to appreciate all the property has to offer.



Floorplan and EPC



Room Details

Entrance Hall

Double glazed bay window to front aspect, double glazed door to the side, 2 wall mounted radiators, open fireplace and archway leading to:-

Sitting Room 19' 1" x 10' 2" (5.81m x 3.10m)

Dual aspect with double glazed window to the side and rear, brick fireplace with surround and mantel, parquet flooring, 2 wall mounted radiators and opening to:-

Sun Room 15' 4" x 7' 10" (4.67m x 2.39m)

Secondary glazed windows to the front and side and french doors opening onto rear garden and wall mounted radiator.

Formal Dining Room 15' 10" x 10' 3" (4.82m x 3.12m)

Double glazed bay window to front aspect, 2 wall mounted radiators and fireplace.

Kitchen/Breakfast Room 13' 8" x 10' 8" (4.16m x 3.25m)

Double glazed windows to the side and rear, wall and base level kitchen units with worktop and tiled splash back, 1 bowl stainless steel sink with mixer tap, space for free standing fridge/freezer, space for cooker, space for breakfast table, tile effect floor and leading to:-

Utility Area 10' 3" x 5' 6" (3.12m x 1.68m)

Double glazed window and door to side, plumbing and space for washing machine, tumble dryer, wall mounted radiator and door leading to:-

Store Room 5' 10" x 3' 6" (1.78m x 1.07m)

Double glazed window to side with skimmed ceiling.

Rear Lobby

Shower cubicle with mixer shower and extractor, wall mounted radiator, double glazed door leading to rear garden and door leading to:-

Downstairs Cloakroom 5' 11" x 2' 11" (1.80m x 0.89m)

Double glazed opaque window to rear, skimmed ceiling, wall mounted radiator, WC and wall mounted wash hand basin.

Stairs To First Floor Landing

First Floor Landing

Loft access hatch, airing cupboard, wall mounted radiator and doors to first floor rooms.

Bedroom 1 13' 0" x 10' 3" (3.96m x 3.12m)

Dual aspect with double glazed windows to front and side, wall mounted radiator, 4 door built in wardrobe and further built in storage cupboard.

Bedroom 2 12' 11" x 10' 2" (3.93m x 3.10m)

Dual aspect with double glazed windows to front and side, wood laminate flooring, 4 door fitted wardrobe and wall mounted radiator.

Bedroom 3 10' 9" x 10' 8" (3.27m x 3.25m)

Dual aspect with double glazed windows to rear and side, 4 door fitted wardrobe, further loft access hatch, cupboard containing combi boiler and wall mounted radiator.

Bedroom 4 10' 7" x 8' 10" (3.22m x 2.69m)

Dual aspect with double glazed windows to rear and side, skimmed ceiling and wall mounted radiator.

Family Bathroom 8' 8" x 6' 2" (2.64m x 1.88m)

Double glazed window to the rear, bath with mixer tap and shower attachment, wash hand basin mounted on vanity unit, low level WC, wall mounted radiator, heated towel radiator and fully tiled walls.

Outside

Front Garden

Walled boundary with gate leading to front door, gate leading to side access and driveway leading to:-

Detached Pitched Roof Garage 17' 3" x 8' 1" (5.25m x 2.46m)

Up and over door to front and glazed door to the rear, with power and light connected.

Substantial Rear Garden

Mainly laid to lawn with patio area, variety of fruit trees and enclosed by walled and fence boundaries, with 3 brick outer storage sheds.

Brick Built Storage Shed 1 5' 9" x 3' 8" (1.75m x 1.12m)

Accessed by the side kitchen door.

Brick Built Storage Shed 2 5' 7" x 4' 9" (1.70m x 1.45m)

Brick Built Storage Shed 3 5' 7" x 4' 8" (1.70m x 1.42m)

