



WHITLOCKS
ESTATE AGENTS

3 Stirling Way, Bognor Regis
In Excess of £600,000

- Potential of No Forward Chain
- Completely Refurbished Detached Bungalow
- Three Double Bedrooms
- Master Bedroom with En Suite and Dressing Room
- Modern Fitted Kitchen / Breakfast Room
- Generous Size Lounge / Dining Room
- Modern Fitted Bathroom and Cloakroom
- UPVC Double Glazing and Gas Fired Central Heating
- Low Maintenance Rear Garden with Outdoor Sun Room and Bar
- Driveway, Garage and Quiet Cul-De-Sac Position

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



POTENTIAL OF NO FORWARD CHAIN

A rare opportunity to purchase this beautifully presented Detached Bungalow, situated in a sought-after, quiet cul-de-sac position within walking distance to the Sea and offered with the potential of no onward chain.

The property has been completely refurbished and the layout transformed by the current owners, to a very high standard in our opinion.

As you enter the property, there is a bright and spacious Entrance Hall with a Cloakroom and doors leading to all the rooms.

The principal rooms are situated to the rear of the property, with a modern fitted Kitchen / Breakfast Room benefiting from a range of integrated appliances as well as a 'Rangemaster' Cooker, two feature skylights and patio doors out onto the Garden.

The Lounge / Dining Room offers a cosy feel, with a fitted log burner, there are sliding doors to separate the Kitchen but can be opened up to create the perfect entertaining space.

Furthermore, there are three double Bedrooms, all the Bedrooms benefit from a range of fitted Wardrobes, the Master Bedroom also has an En Suite Shower Room and a Dressing Room and there is a further Family Bathroom.

Outside to the rear, the Garden is mainly laid to lawn to provide low maintenance, there is an Outdoor Sun Room as well as an Outdoor Bar, perfect for dinner parties and family events.

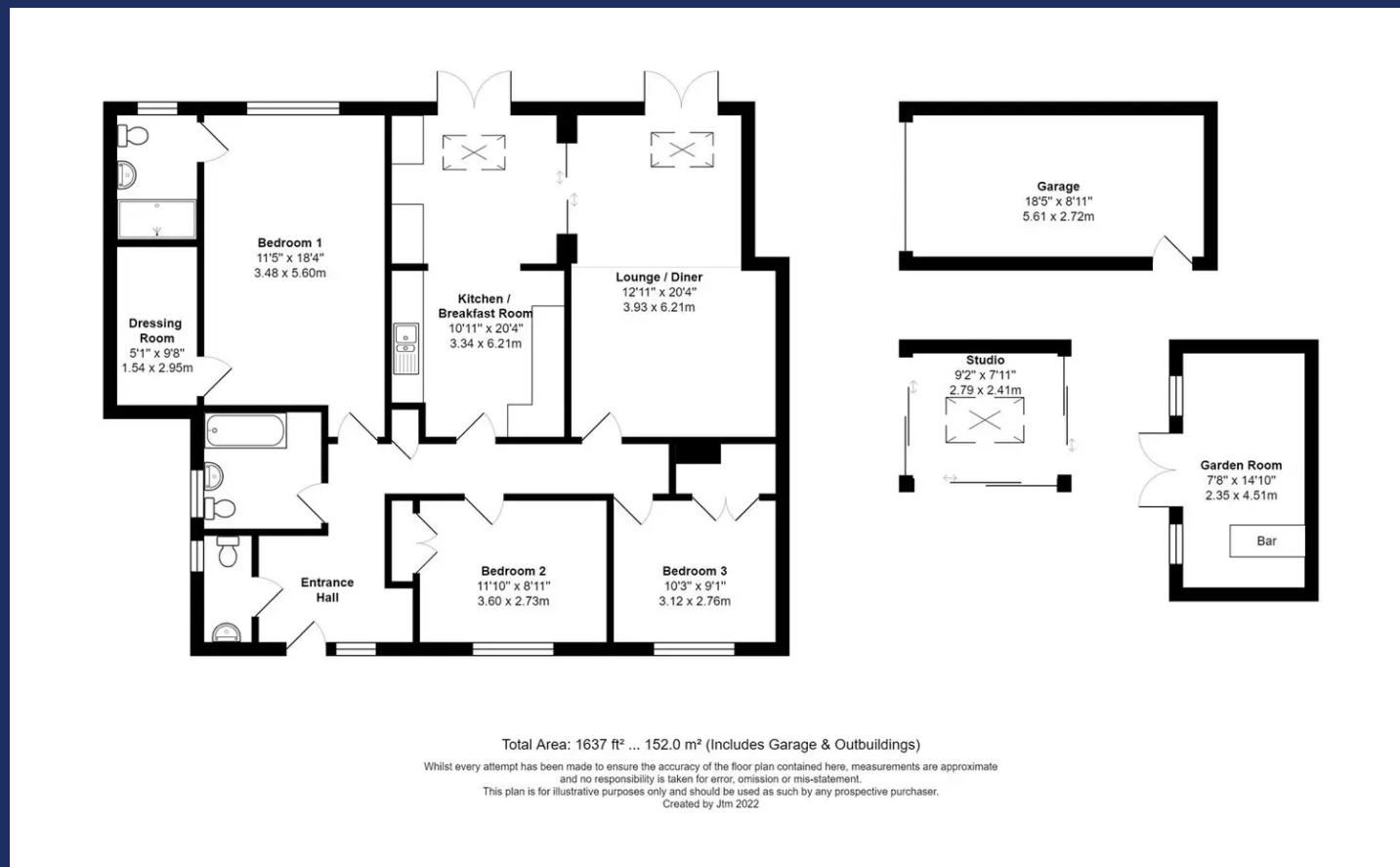
The Driveway and Garage are located to the rear of the property and there is space to park a Caravan or Motor Home in the rear Garden if required.





Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigwell Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts and stretches all the way over to Felpham. Marine Park Gardens is also a point of interest and consist of a waterfront Park with a stunning array of well-maintained flower displays, a fountain and a seasonal 18 hole putting green. The area also benefits from many notable waterfront Pubs and Restaurants. Within easy access to the popular Village of Rose Green as well as Aldwick Shopping Parade where a comprehensive variety of amenities can be found.

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