

3 Edinburgh Close

Aldwick | Bognor Regis | West Sussex | PO21 4PW

Price £425,000

Freehold

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TH425 - 11/26

Features

- **End of Terrace Two Storey House**
- **Favoured Residential Setting**
- **Superbly Appointed Throughout**
- **3 Bedrooms & Open Plan Living/Dining Room**
- **Fitted Kitchen, Cloakroom & Shower Room (2 WCs In Total)**
- **Double Glazing & Gas Heating (Radiators)**
- **Enclosed Generous Garden & Garage En Bloc**
- **1104.8 Sq Ft / 102.6 Sq M (inc. Garage)**





Occupying a non-through road position, within a favoured residential setting, this end of terrace, two storey home is offered for sale in excellent decorative order throughout and is literally ready to move into.

The bright and airy accommodation comprises: entrance hall, cloakroom/wc, open plan dual aspect living/dining room, modern fitted kitchen, first floor landing, three good size bedrooms and modern shower room.

The property also offers double glazing throughout, a gas heating system via radiators and combination boiler, updated electrics, skimmed ceilings with down-lighting, a fully enclosed garden and garage en bloc.

A storm porch protects the front door which has a natural light window over, which opens into a welcoming entrance hall with wood effect flooring, along with skimmed ceiling with inset down-lighting. A carpeted staircase with hand rail/balustrade rises to the first floor, while doors from the entrance hall lead to the living/dining room, kitchen and ground floor cloakroom, which has a white suite of modern wash basin with storage under, close coupled wc, skimmed ceiling with down-lighting, wood effect flooring and window to the side.

The kitchen has a window to the side and boasts a comprehensive range of matching units complemented by dark work surfaces with an enamel single drainer sink unit and tiled splash-backs, space for a dual fuel Range style cooker with hood over, concealed integrated fridge/freezer and slimline dishwasher, space and plumbing for a washing machine, wall mounted matching cupboard housing the Vaillant combination boiler, along with a useful, under-stair storage cupboard which houses the gas and electric meters and modern wall mounted electric consumer unit, wood effect flooring and skimmed ceiling with down-lighting.

The living/dining room is a generous dual aspect room with wood effect flooring, window to the front, window to the side and French doors with flank natural light panelling to the side (all with fitted bespoke plantation shutters) which provide access into the garden, along with two modern vertical radiators and skimmed ceiling with down-lighting.

The first floor landing has a natural light window to the side, fitted carpet, built-in linen storage cupboard and large access hatch to the part boarded loft space with fold down ladder and light.

Bedroom 1 is a good size double room with fitted carpet, two built-in double wardrobes, skimmed ceiling with down-lighting and window to the side.

Bedroom 2 is another good size double room with fitted carpet, built-in double wardrobe, skimmed ceiling with down-lighting and window to the side.

Bedroom 3 has a window the front, fitted carpet, modern vertical radiator, double fronted, built-in over-stair bulk head storage cupboard and skimmed ceiling with down-lighting.

In addition, there is a shower room which boasts a glazed corner shower enclosure with fitted shower, pedestal wash basin, close coupled wc, tiled walls, ladder style heated towel rail, skimmed ceiling with down-lighting and window to the side.

Externally, there is an open plan frontage with pathway to the front door. The main generous garden is to the side of the property, enclosed by panel fencing with lawn, paved terrace, timber storage shed and gate to the front. The garage is positioned in a block opposite the property with an up and over door at the front.

Current EPC Rating: C (75) **Council Tax:** Band D £2418.38 p.a (Arun District Council / Aldwick 2026 - 2027)

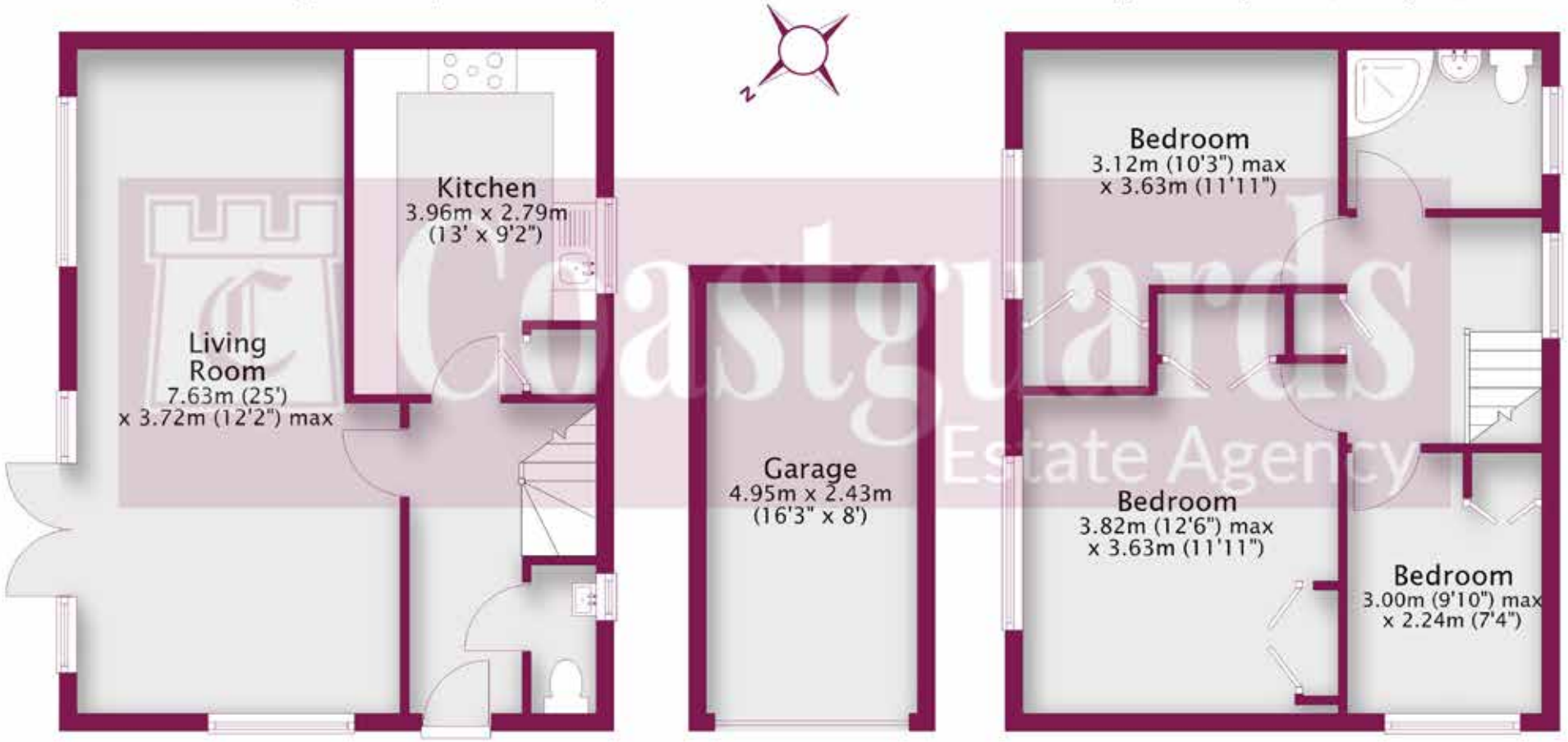







Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet) Including Garage



First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)

Total area: approx. 102.6 sq. metres (1104.8 sq. feet) Including Garage

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

Coastguards Estate Agency

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