



2 Stirling Way

Aldwick | Bognor Regis | West Sussex | PO21 4PN

Price £650,000
Freehold

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HE650 - 06/26

Features

- **Superbly Appointed Detached Single Storey Residence**
- **Favoured Location Close To Beach**
- **2 - 3 Bedrooms & Bright, Airy Accommodation**
- **Double Glazing & Gas Heating (Radiators)**
- **En-Suite Shower Room & Utility Room**
- **Westerly Rear Garden**
- **Driveway & Garage**
- **1,251.4 Sq Ft / 116.3 Sq M (plus garage)**

Occupying a cul-de-sac position within a favoured residential location close to the beach, this impeccably well presented detached single storey residence has been tastefully improved throughout the years and boasts incredibly light, airy and well proportioned accommodation comprising: entrance hall, open plan central kitchen/dining room, side lobby leading to a separate utility room, rear aspect living room, versatile snug/hobbies room/occasional bedroom 3, principal bedroom with en suite shower room, guest double bedroom 2 and generous main shower room.

The property is superbly presented throughout with skimmed ceilings, replacement internal doors, a modern gas heating system via radiators and combination boiler and double glazing, while externally there is a driveway, garage, enclosed frontage and a fully enclosed Westerly rear garden with non-slip decked terrace and Summer House.

The double glazed front door positioned at the side of the property opens into a generous entrance hall where there is a large cloaks storage recess, tiled wood effect flooring, gas meter cupboard, built-in useful full height storage cupboard, additional full height part shelved cupboard housing the electric meter and consumer unit along with an access hatch to the loft space. Replacement modern internal doors lead to the two bedrooms and main shower room while a part glazed replacement door leads through into a central open plan kitchen/dining room.

The kitchen boasts a range of high gloss fitted units complemented with Quartz effect work surfaces with matching splash-backs, integrated electric hob with concealed hood over and oven under, integrated eye level microwave, single drainer sink unit, integrated dishwasher, space for a free-standing fridge/freezer, feature tunnel natural ceiling light, tiled wood effect flooring and part glazed replacement door to the adjoining side lobby.

The dining area is an open plan space with a movable central island forming breakfast bar/dining table, double sliding panelled doors to the adjoining snug, a square walkway to the living room and double glazed French doors with matching flank panelling to the rear providing access onto the decked terrace and rear garden. The side lobby has further matching units and work surfaces, a double glazed door to the front and a door to the side into the adjacent utility room which has space and plumbing for a washing machine with dryer space over and further fitted units along with tiled wood effect flooring throughout both rooms.





The living room has fitted carpet and an electric fireplace. Double glazed French doors to the rear with flank panelling providing access out to the decked terrace and rear garden. The snug lends itself to a variety of uses and has a window to the side with plantation shutters and tiled wood effect flooring.

Bedroom 1 is a good size double room positioned at the front of the property and boasts 4 x double wardrobes, a window to the front with plantation shutter, fitted carpet and door to the adjoining en suite shower room which has a glazed corner shower enclosure with fitted shower, close coupled w.c, wash basin with storage under, heated towel rail and window to the side.

Bedroom 2 has a window to the side with plantation shutters and built-in double wardrobe.

The main shower room is also of a good size with oversize shower tray with glazed shower screen and fitted dual shower unit, wall mounted modern wash basin with storage under, enclosed cistern w.c, radiator, tiled splash-back surround, tiled wood effect flooring and two windows to the front.

Externally, a paved pathway leads to the front door while the remainder of the frontage has been enclosed for privacy with panel fencing. The driveway provides on-site parking and leads to the garage with up and over door.

The fully enclosed Westerly rear garden boasts a generous non slip decked terrace with feature balustrade, area of lawn and timber summer house, a paved terrace leads to a gate to the side.

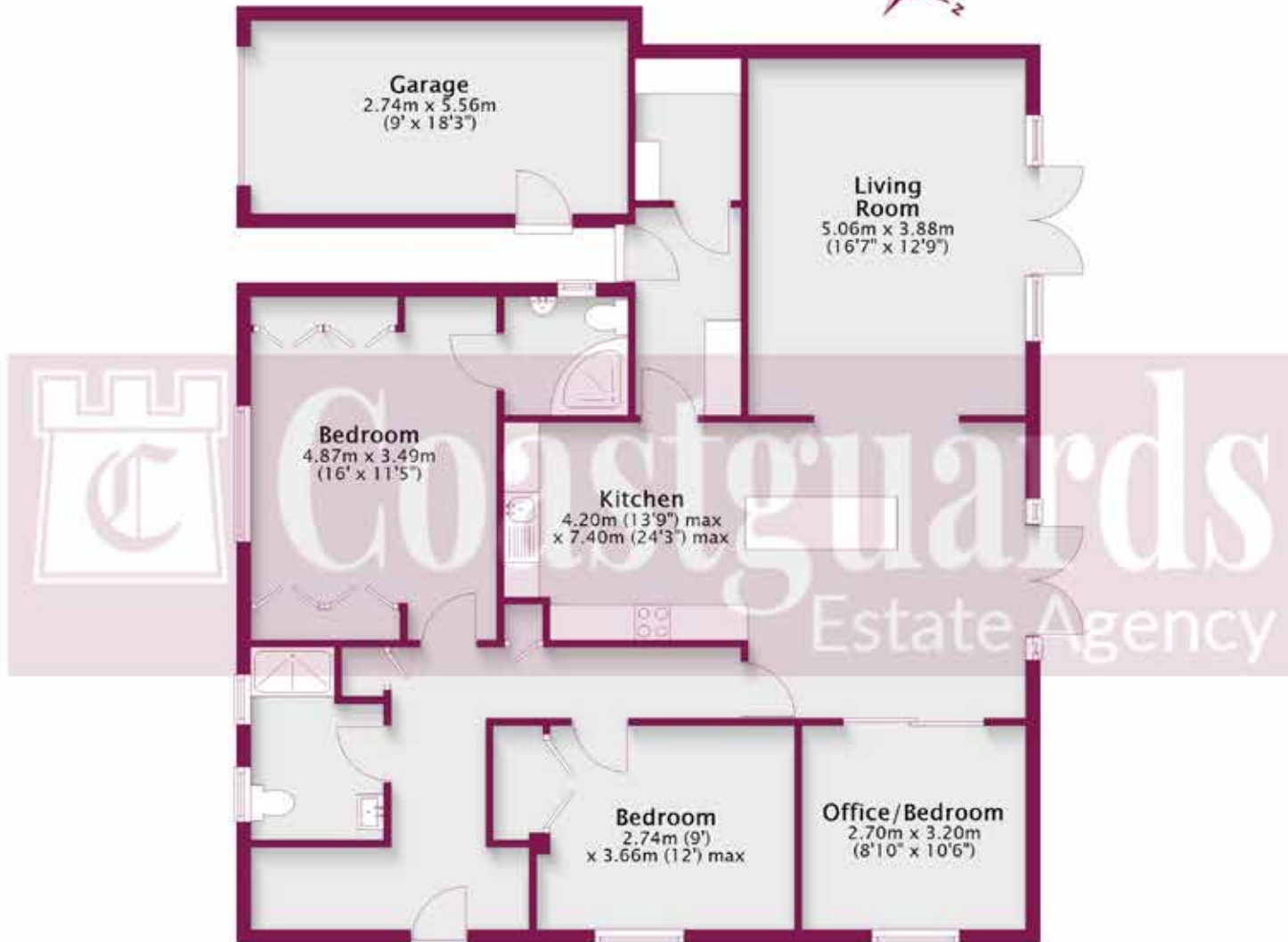


6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

To arrange a viewing contact 01243 267026

Ground Floor

Main area: approx. 116.3 sq. metres (1251.4 sq. feet)
Plus garages, approx. 15.2 sq. metres (164.0 sq. feet)



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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.

Current EPC Rating: C (69)

Council Tax: Band E £2,955.80 p.a. (Arun District Council / Aldwick 2026 - 2027)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.