



16 Aldwick Street

Aldwick | Bognor Regis | West Sussex | PO21 3AR

Price £285,000

Freehold

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BA285 - 03/26

Features

- **Two Storey End of Terrace House**
- **3 Bedrooms & Open Plan Living/Dining Room**
- **Ground Floor Cloakroom & First Floor Bathroom (2 wc's)**
- **Partial Double Glazing & Gas Heating System (Radiators)**
- **Southerly Rear Garden & Oversize Garage**
- **889.6 Sq Ft / 82.6 Sq M (Plus Garage)**

Conveniently positioned close to local convenience stores and the beach, this end of terrace home is offered for sale with no onward chain and is very much a blank canvas, appealing to those purchasers wishing to put their own stamp on a property.

The bright and airy accommodation comprises entrance hall, ground floor cloakroom/wc, an original front aspect kitchen, southerly open plan living/dining room, first floor landing, three bedrooms and first floor bathroom.

The property also offers partial double glazing, a gas heating system via radiators and replacement 'Worcester' boiler, an enclosed southerly rear garden and an oversize garage en bloc.

The front door opens into the entrance hall with staircase to the first floor landing. An obscure glazed casement style door leads from the hall to the living/dining room at the rear, while further doors lead to the kitchen and ground floor cloakroom, which has a suite of low level wc and wall mounted wash basin, along with a feature oval window to the front.

The original kitchen could benefit from updating, but does show how well cared for this home has been, with original fitted units and work surfaces, single drainer sink unit, space for a gas cooker and space for additional appliances, along with a window to the front a replacement 'Worcester' floor-standing gas boiler and a serving hatch through to dining area.

The open plan living/dining room is a bright and airy southerly room with a feature double glazed bay window to the rear and double glazed French doors providing access to the rear garden, along with a useful large built-in under-stair storage cupboard which houses the meters and fuse board. The room itself also boasts a decorative brick fireplace.

The first floor landing has an access hatch to the loft space and an over-stair built-in airing cupboard housing the lagged hot water cylinder. Doors lead from the landing to the three bedrooms and bathroom.



Bedroom 1 is positioned at the rear of the property and has a double glazed window to the rear overlooking the southerly rear garden and a built-in double wardrobe. Bedroom 2 also has a built-in double wardrobe, along with a window to the front.

Bedroom 3 has a double glazed window to the rear and lends itself to a good size study/home office.

In addition, there is a bathroom with bath with mixer tap/shower attachment, pedestal wash basin, close coupled wc, tiled splash-back and window to the front.

Externally, there is an open plan frontage with pathway leading to the front door. A gate at the side leads to a pathway providing access into the southerly rear garden, which has a generous paved terrace, small area of lawn, established shrubs and timber storage shed. The oversize garage is situated within a nearby compound accessed via Stanmore Gardens.

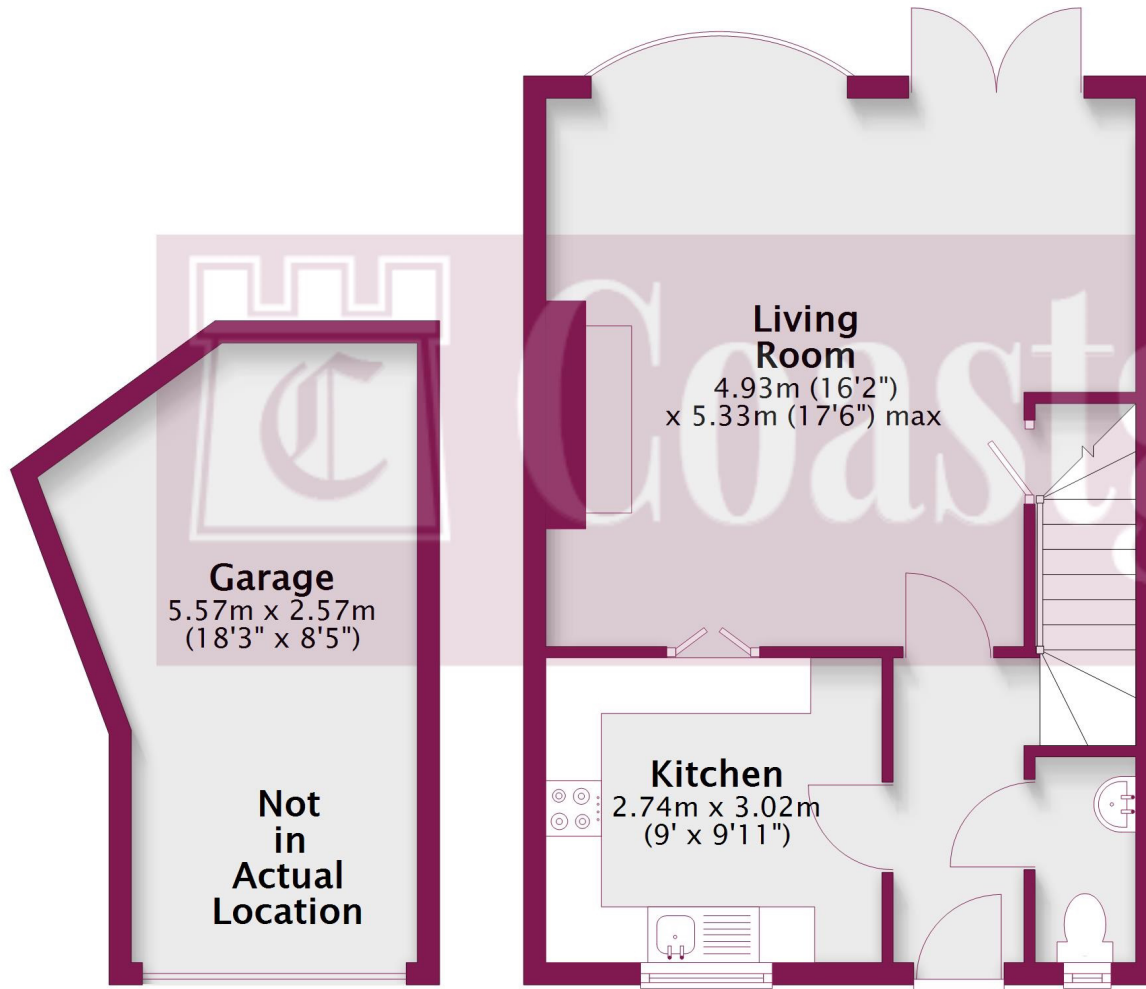
Current EPC Rating: Band D (62)

Council Tax: Band D £2,418.38 (Arun District Council / Aldwick 2026-2027)



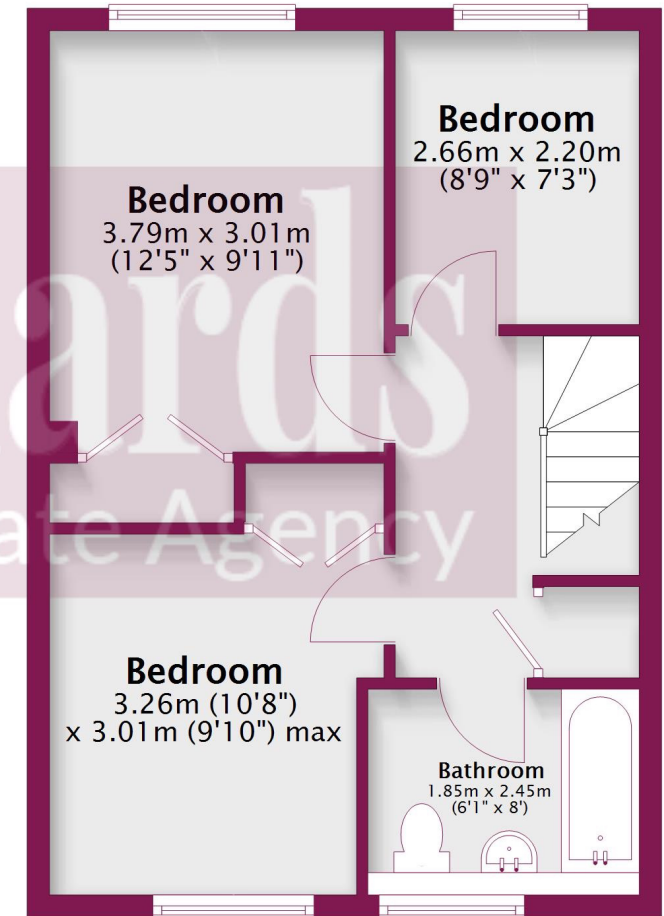
Ground Floor

Main area: approx. 41.6 sq. metres (447.5 sq. feet)
Plus garages, approx. 15.3 sq. metres (164.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Main area: Approx. 82.6 sq. metres (889.6 sq. feet)

Plus garages, approx. 15.3 sq. metres (164.6 sq. feet)

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.

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