



Edinburgh Close, Aldwick, Bognor Regis, West Sussex, PO21 4PW

Located just off of Barrack Lane & less than 500 metres from the Beach! This beautifully presented Neo-Georgian house has been subject to great improvement by the current owners. The accommodation comprises of a modern kitchen, downstairs WC, 24ft Lounge Diner, 3 well proportioned bedrooms and a contemporary shower room. The rear garden is landscaped with 2 patio areas and lawn. There is also a garage located in a nearby block. An internal viewing is essential to appreciate all that the property has to offer.

£325,000

Entrance Hall

Composite door to front aspect and doors to ground floor principle rooms.

Downstairs WC

Double glazed window, wash hand basin on vanity unit, chrome heated towel radiator and close coupled WC.

Kitchen 13' 0" x 9' 2" (3.96m x 2.79m)

Double glazed window, wall and base level units, one bowl sink with drainer, integrated appliances, space for range cooker & a under-stairs cupboard.

Lounge Diner 24' 11" x 12' 1" (7.59m x 3.68m)

Dual aspect with double glazed window to the front and double glazed windows and French doors to rear garden, wood laminate flooring and 2 x radiators.

First Floor Landing

Double glazed window to the side, airing cupboard, loft access hatch and doors to first floor rooms.

Bedroom One 13' 4" x 11' 10" (4.06m x 3.60m)

Double glazed window, radiator, double built-in wardrobe, further fitted wardrobes and bedroom furniture.

Bedroom Two 11' 11" x 9' 10" (3.63m x 2.99m)

Double glazed window, radiator and double built-in wardrobe.

Bedroom Three 9' 10" x 7' 5" (2.99m x 2.26m)

Double glazed window, radiator and built-in wardrobe.

Shower Room

Double glazed window, fully tiled, LED down-lights, LED heated mirror, walk-in shower, wash hand basin, close coupled WC and chrome towel radiator.

Front Garden

Mainly laid to lawn, path to front door and path to side gated access to rear garden.

Rear Garden

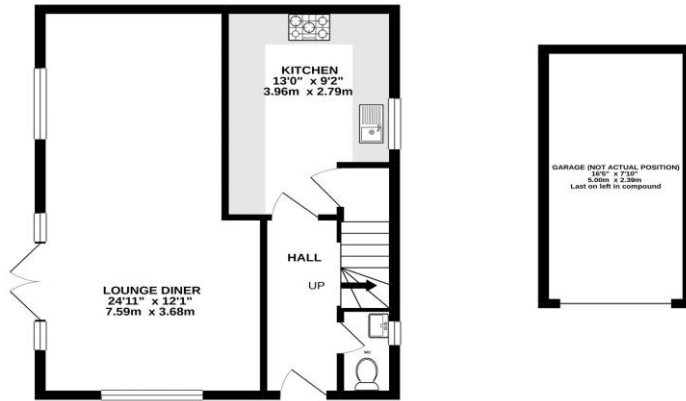
Mainly laid to lawn, 2 x patio areas, enclosed by fenced boundaries and side access gate.

Garage 16' 5" x 7' 10" (5.00m x 2.39m)

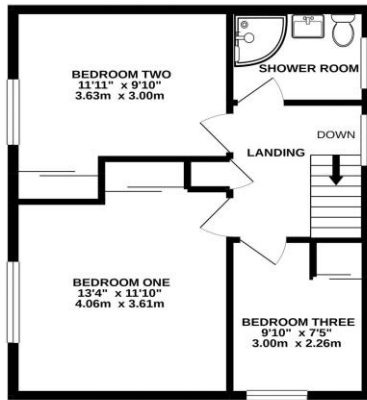
Last on the left in nearby block with an up & over door.

Floorplan

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

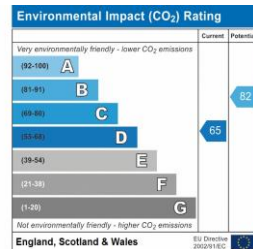
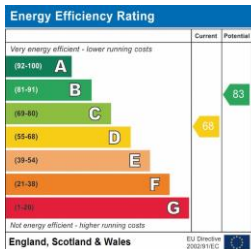


1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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