



Bell & Blake
SALES & LETTINGS

Garden Court, Aldwick, Bognor Regis, West Sussex PO21 4XW

Asking Price £680,000

Garden Court, Aldwick, Bognor Regis, West Sussex PO21 4XW



3



4



2



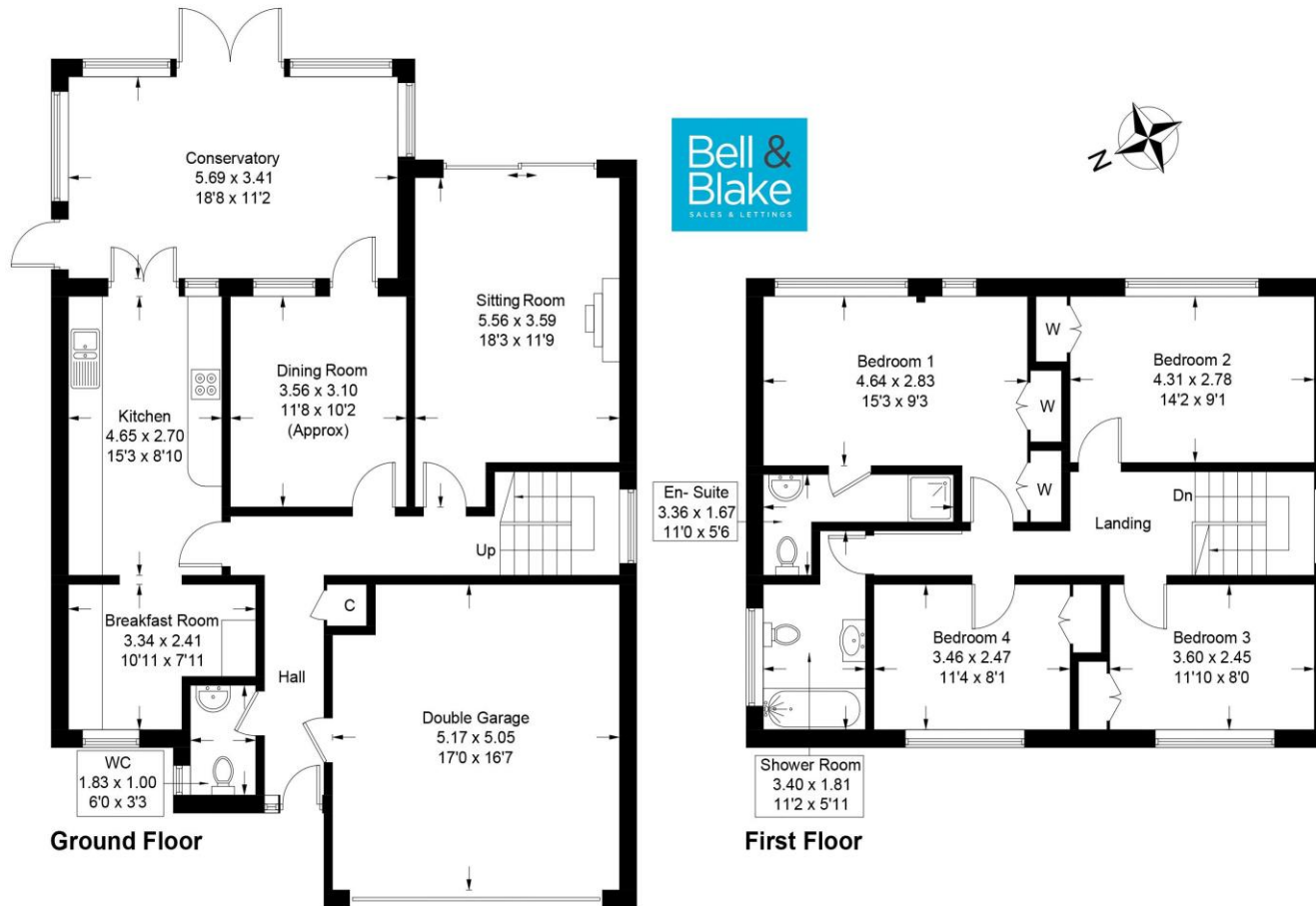
- › Located under 350m from Aldwick Beach!
- › 4 double bedrooms
- › Master with ensuite
- › Family bathroom
- › Large lounge and dining room
- › Integrated Double Garage
- › Kitchen with breakfast room
- › Big secluded rear garden

Located under 350m from Aldwick beach! This greatly improved detached property boasts a wealth of features including a large secluded rear garden, 4 bedrooms, ensuite to master, contemporary bathroom, spacious dual aspect kitchen breakfast room, large lounge, dining room, conservatory, downstairs WC, driveway and double integrated garage. The property is in a cul-de-sac location in the popular seaside parish of Aldwick with various amenities near-by. An internal viewing is essential to appreciate all the property has to offer. No forward chain.

Council Tax Band: F



Garden Court

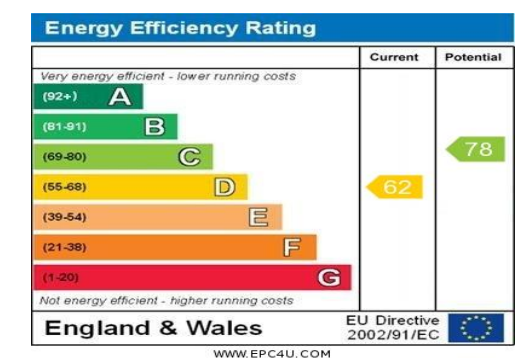


Approximate Gross Internal Area
 Ground Floor = 117.4 sq m / 1264 sq ft (Including Garage)
 First Floor = 70.8 sq m / 762 sq ft
 Total = 188.2 sq m / 2026 sq ft

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

SussexPropertyPhotographer.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk