



Bell & Blake
SALES & LETTINGS

16 St. Winifreds Close, Bognor Regis, West Sussex, PO21 2JX

Guide Price £325,000

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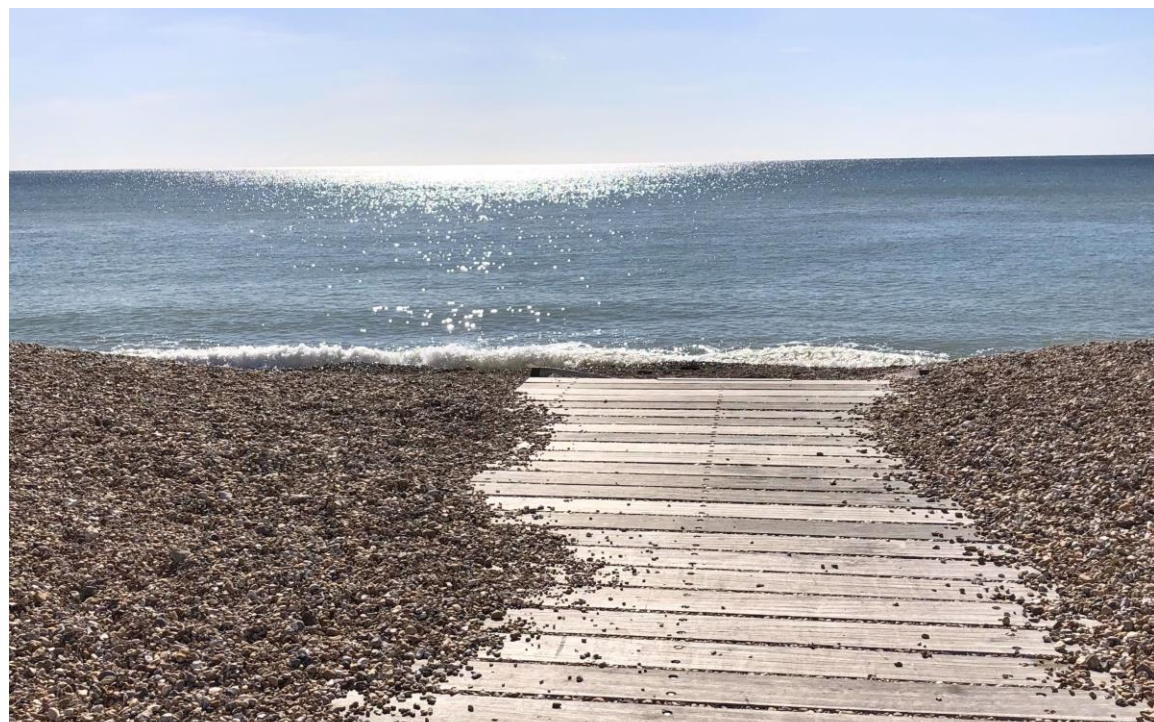


- › Close to the Aldwick Beach, promenade, shops and restaurants
- › A short walk to the Town centre & Train station (regular trains to London Victoria & Gatwick)
- › Sought after cul-de-sac location
- › Views over bowls green from the rear of the first floor
- › Secluded low maintenance walled rear garden with side gate
- › Stunning design with flint wall detail & bow window
- › Immaculately presented throughout

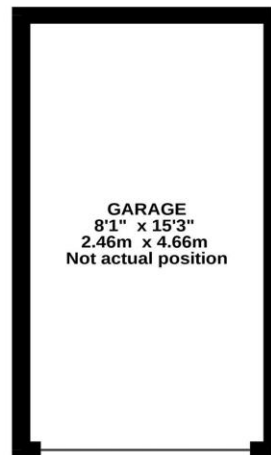
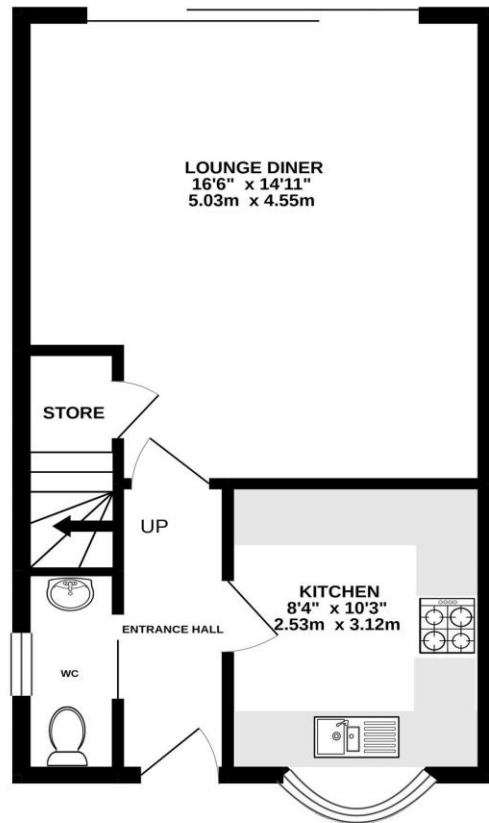
Wow, What a location! This sought after property is just a short stroll to the Aldwick Beach, shops, pubs, restaurants, West park, train station and the Town centre. This is not just your average house, there are delightful views over the Swansea Gardens bowls green from the rear of the first floor, a mock Georgian exterior including a flint wall beneath the bay window.

The interior is immaculately presented with a 'light & airy' feel. To the first floor there are 3 well proportioned bedrooms and a family bathroom. To the ground floor there is a modern kitchen, downstairs WC and lounge diner with sliding doors leading to a walled low maintenance rear garden with side access and a good level of seclusion. The front garden is mainly laid to shingle with a path to the front door. The property also boasts a garage which is just across the street in the middle section with a green door. Internal viewing is highly recommended to appreciate all this house has to offer.

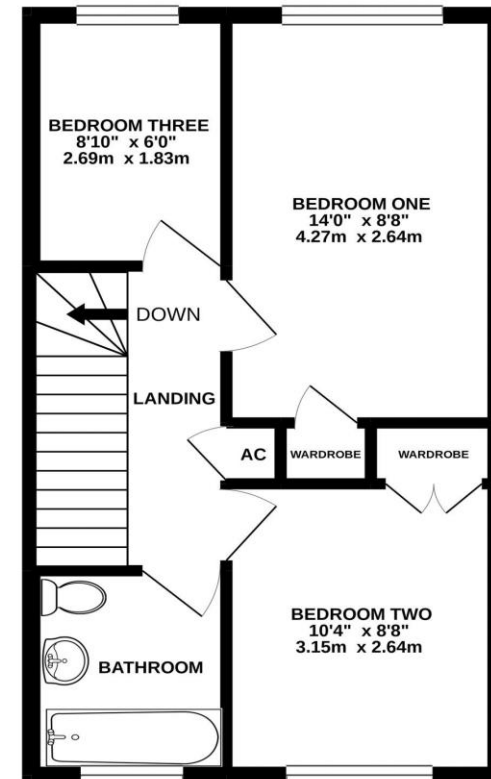
Council Tax Band: C



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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