



Tinghall, Aldwick Fields, Bognor Regis, West Sussex, PO21 3RJ

Located in a cul-de-sac under 300 metres from local shops, bus stops and amenities. This house sits on the popular Aldwick Fields development and is offered for sale with no forward chain. There are 3 bedrooms and a bathroom to the first floor, kitchen, lounge diner and downstairs WC to the ground floor. There is a private rear garden with rear access gate leading to a garage in nearby block. The beach is under 800 metres away to the South. An internal viewing is essential to appreciate all that the property has to offer.

£285,000

Accommodation

Entrance Hall

Door to front aspect, radiator, door to downstairs WC, stairs to first floor and door to Lounge Diner.

Downstairs WC

Double glazed window to front aspect, close coupled WC and wash hand basin.

Kitchen 10' 0" x 8' 8" (3.05m x 2.64m)

Double glazed window and door to rear, wall and base level kitchen units, storage cupboard, one bowl sink with drainer, space for cooker, fridge, washing machine, tumble dryer & dishwasher.

Lounge Diner 25' 11" x 14' 9" (7.89m x 4.49m)

Dual aspect, double glazed window to the front and double glazed sliding doors to rear garden, under-stairs storage cupboard and 2 x radiators.

First Floor Landing

Stairs from Entrance Hall, airing cupboard, loft access hatch and doors to first floor rooms.

Bedroom One 13' 5" x 10' 6" (4.09m x 3.20m)

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

Bedroom Two 10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to front aspect, radiator and built-in wardrobe.

Bedroom Three 8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to the front and radiator.

Bathroom

Double glazed window to rear aspect, shower, close coupled WC, wash hand basin, shaver point and radiator.

Garage

(as you drive in, 2nd from the end on the right) Up & Over door. can also be accessed via rear gate then path from garden.

Front Garden

Lawn & path to front door.

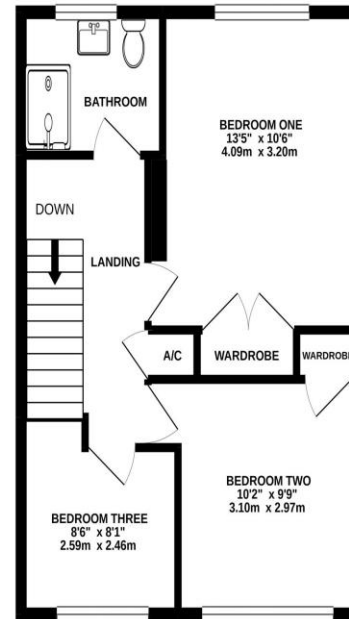
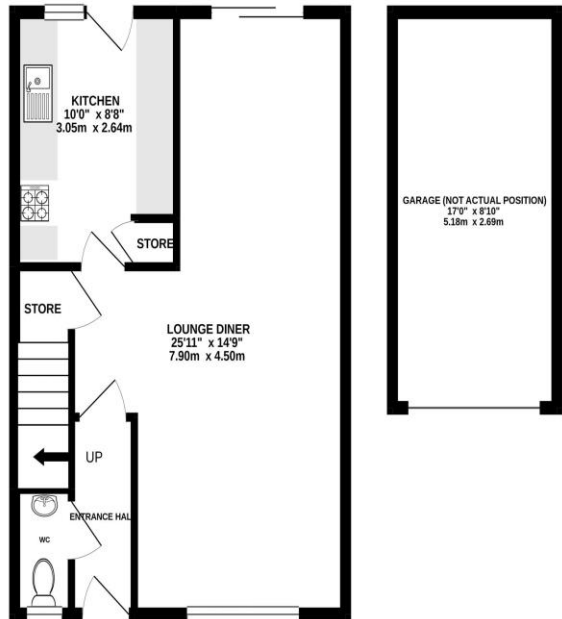
Rear Garden

Landscaped with lawn and patio areas and mature shrubs. Rear access gate at the end of the garden.

Floorplan

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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