

# Clarkes

Estate Agents & Lettings Agents

Asking Price

£400,000

Freehold

2 Leecroft, Aldwick, Bognor Regis PO21 3SY



Book a Viewing

01243 861344

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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01243 861344



- 4 Bedroom Detached Home
- Open Plan Living Area
- Sought After Location
- Downstairs WC
- Garage with Driveway
- No Forward Chain



## Accommodation

Living / Dining Room - 8.53m x 3.32m max (27'11" x 10'10")

Kitchen - 2.64m x 2.43m (8'7" x 7'11")

Downstairs WC - 1.75m x 1.69m (5'8" x 5'6")

Bedroom 1 - 4.25m x 2.71m (13'11" x 8'10")

Bedroom 2 - 3.34m x 2.35m (10'11" x 7'8")

Bedroom 3 - 2.99m x 2.42m (9'9" x 7'11")

Bedroom 4 - 2.64m x 2.01m (8'7" x 6'7")

Bathroom - 2.04m x 1.69m (6'8" x 5'6")

Garage - 6.43m x 2.58m (21'1" x 8'5")

## What the agent says... “,, Material Information:

This detached four-bedroom home is situated in the popular development of Aldwick Felds which is close to local amenities and West Park.

The accommodation comprises entrance hall, living/dining room open to the kitchen with built-in fridge/freezer and dishwasher, downstairs WC, two double bedrooms, two further bedrooms and a family bathroom.

Outside there is a secluded rear garden which is not overlooked, a garage and off-road parking.

The property is offered for sale with no forward chain and viewings are highly recommended to appreciate all it has to offer.

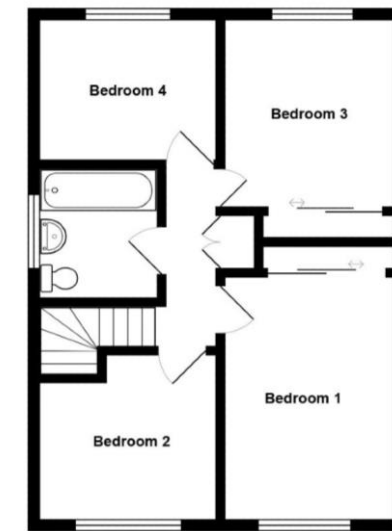
Council Tax: Arun District Council Band E  
 Property Type: Purpose Built  
 Property Construction: Standard  
 Electricity, Water, Drainage Supply: Mains  
 Heating: Gas Fired Central Heating  
 Parking: Garage & Off-Road Parking

On 26/11/2024 information from the Ofcom Website shows:

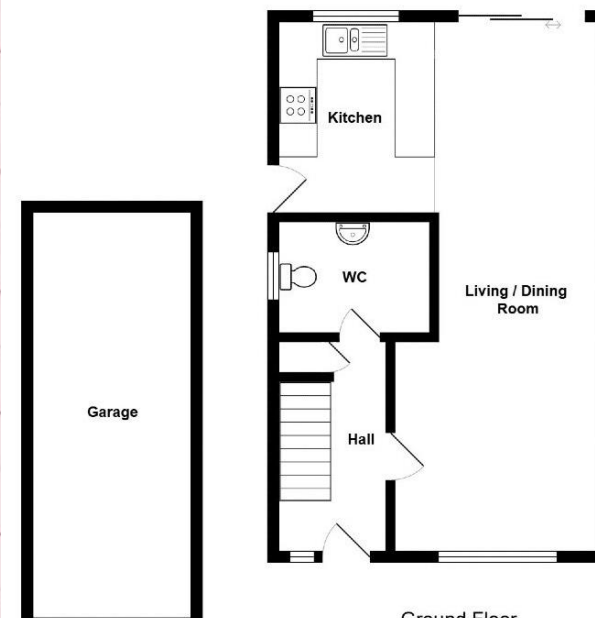
Broadband	Availability	Max Down	Max Up
Standard	✓	5 mbps	0.7 mbps
Superfast	✓	66 mbps	16 mbps
Ultrafast	✓	1000 mbps	1000 mbps

Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Limited	None	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely



First Floor  
 Total Area: 46.3 m<sup>2</sup> ... 499 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Ground Floor  
 Total Area: 60.7 m<sup>2</sup> ... 654 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only  
 Floorplans created by Clarkes Estates 01243 861344

