



10 Pinehurst Park, Aldwick

Guide Price £290,000

 **Henry Adams**
estate agents

10 Pinehurst Park

- Well-Proportioned Family Home
- Mock-Georgian End of Terrace
- Open Plan Living plus Conservatory
- Fitted Kitchen
- 3 Spacious Bedrooms
- Walk-in Shower Room
- Garage at Rear
- No Forward Chain

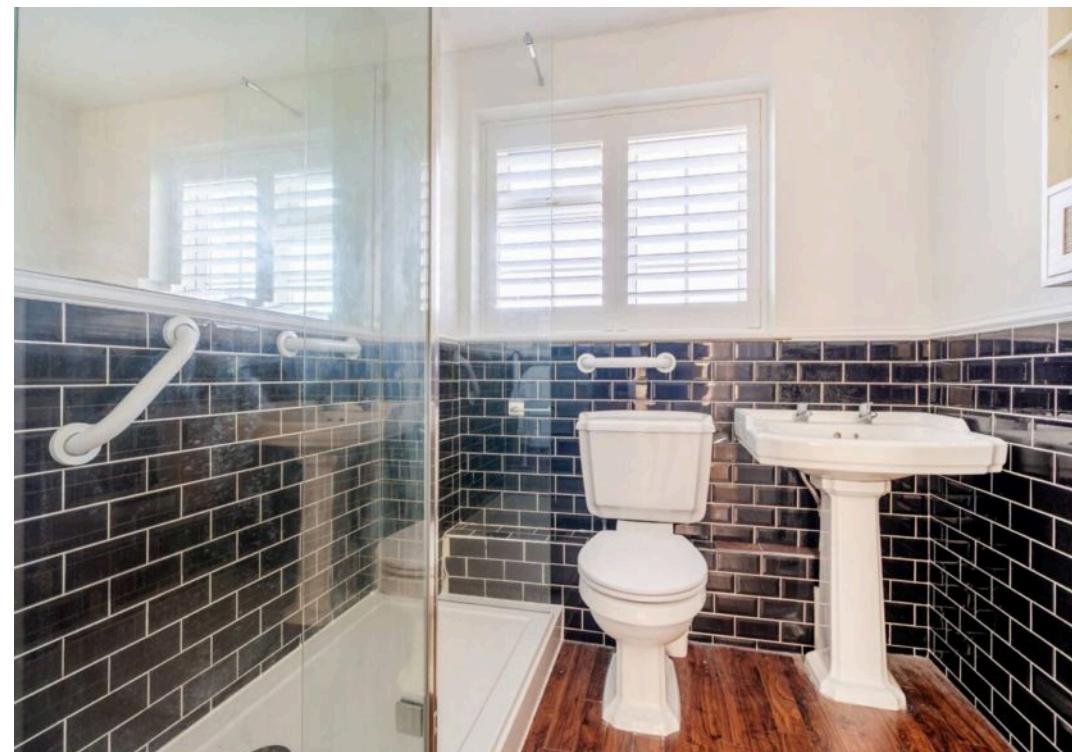
This well-presented end of terrace property offers a superb opportunity for families or those seeking a spacious, comfortable home. Set within a sought-after residential area, this mock-Georgian style house combines classic architectural features with modern updates.

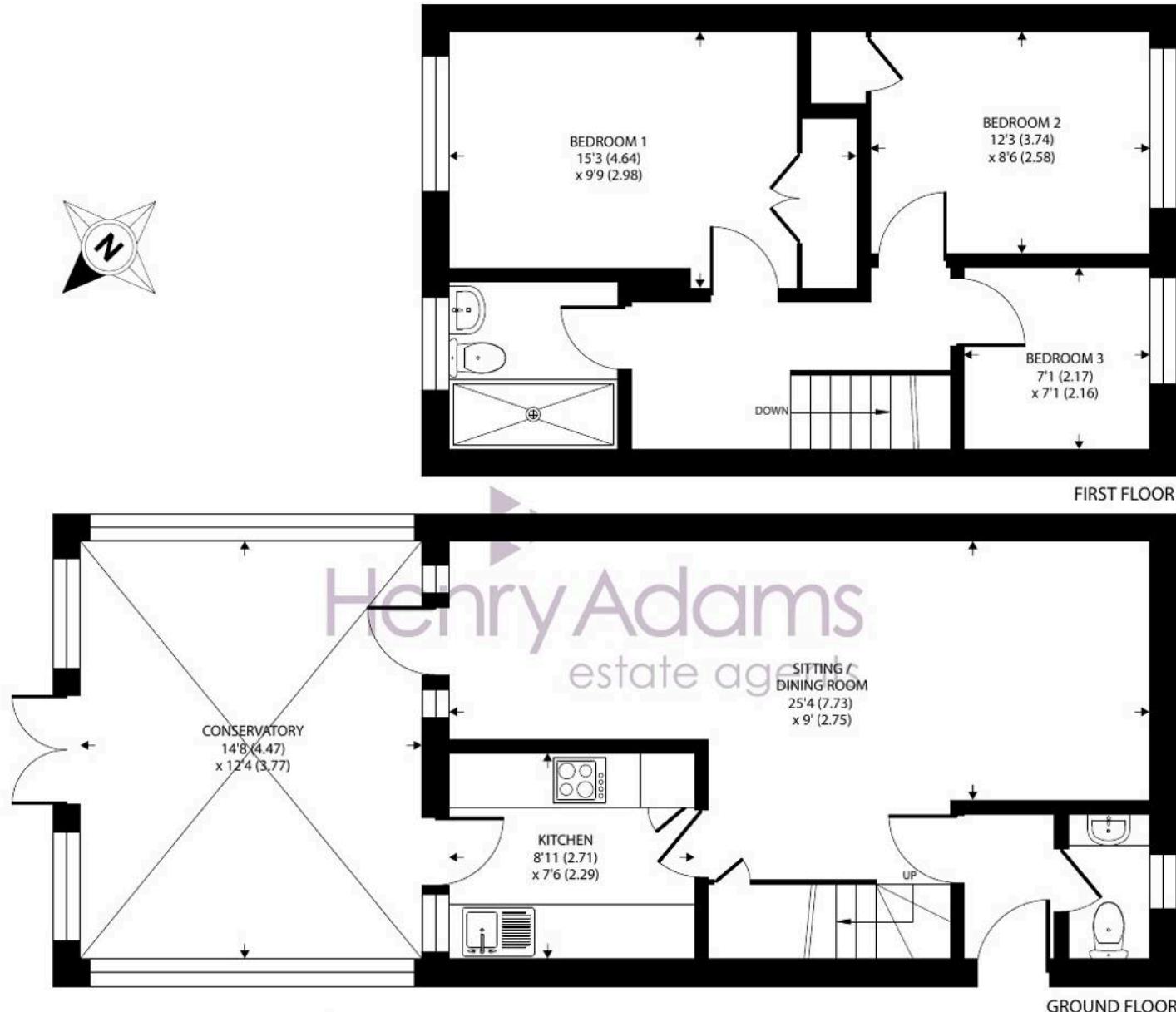
Upon entering, you are welcomed by a bright and airy hallway with WC that leads to the open plan sitting/dining room. The generous sitting room is neutrally decorated, providing ample room for relaxation or entertaining guests. Adjacent to the sitting room is a dining area with patio doors to the conservatory. The kitchen is well-appointed with a range of fitted units and space for appliances, ensuring a functional space for every-day cooking.

A notable feature of this home is the extended conservatory, which offers additional living space filled with natural light. This versatile room can be used as a second sitting area, playroom, or home office, adapting easily to your lifestyle needs.

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Pinehurst Park, Bognor Regis

Approximate Area = 969 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Henry Adams. REF:

Upstairs, the property boasts three spacious bedrooms, each recently redecorated to provide a fresh and welcoming atmosphere. The principal bedroom benefits from generous proportions and fitted wardrobes. The second and third bedrooms are also well-sized, making them ideal. The shower room has been thoughtfully updated to include a contemporary walk-in shower, modern fixtures, and stylish tiling. This space is designed for both comfort and convenience.

Additional storage is provided throughout the property, including built-in cupboards and access to a loft space. Practicality is further enhanced by a garage located at the rear, offering secure parking or extra storage for bikes, tools, or sporting equipment.

This well-proportioned family home blends traditional charm with modern comfort, making it a versatile choice for a range of buyers. With its spacious bedrooms, extended living areas, and thoughtful updates, this property is ready to welcome its next owners. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.

The property is situated most conveniently for the shops in Rose Green, which include a butchers, pharmacy, post office and Co-Op convenience store. Bognor Regis town centre, with its more comprehensive range of amenities and mainline railway station with services to London Victoria, lies approximately two miles to the east and the Cathedral City of Chichester is approximately seven miles distant.

What3Words //jazz.handover.digested

Tenure: Freehold & Council Tax band: D

EPC Energy Efficiency Rating: C





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