



54 Aldwick Flds, Bognor Regis

Guide Price £475,000

 Henry Adams  
estate agents

## 54 Aldwick Felds

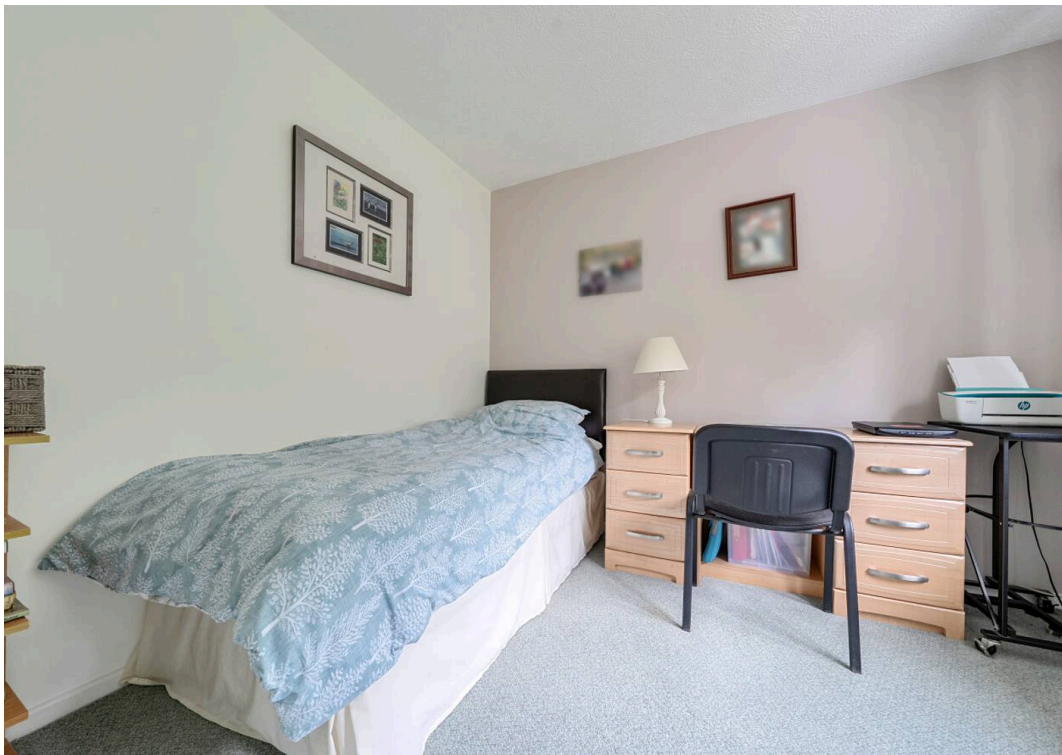
- Detached House
- Sought-after Location
- Separate Dining Room
- Principal Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Family Shower Room
- Pretty Garden
- Converted Garage
- Off-Street Parking
- No Onward Chain

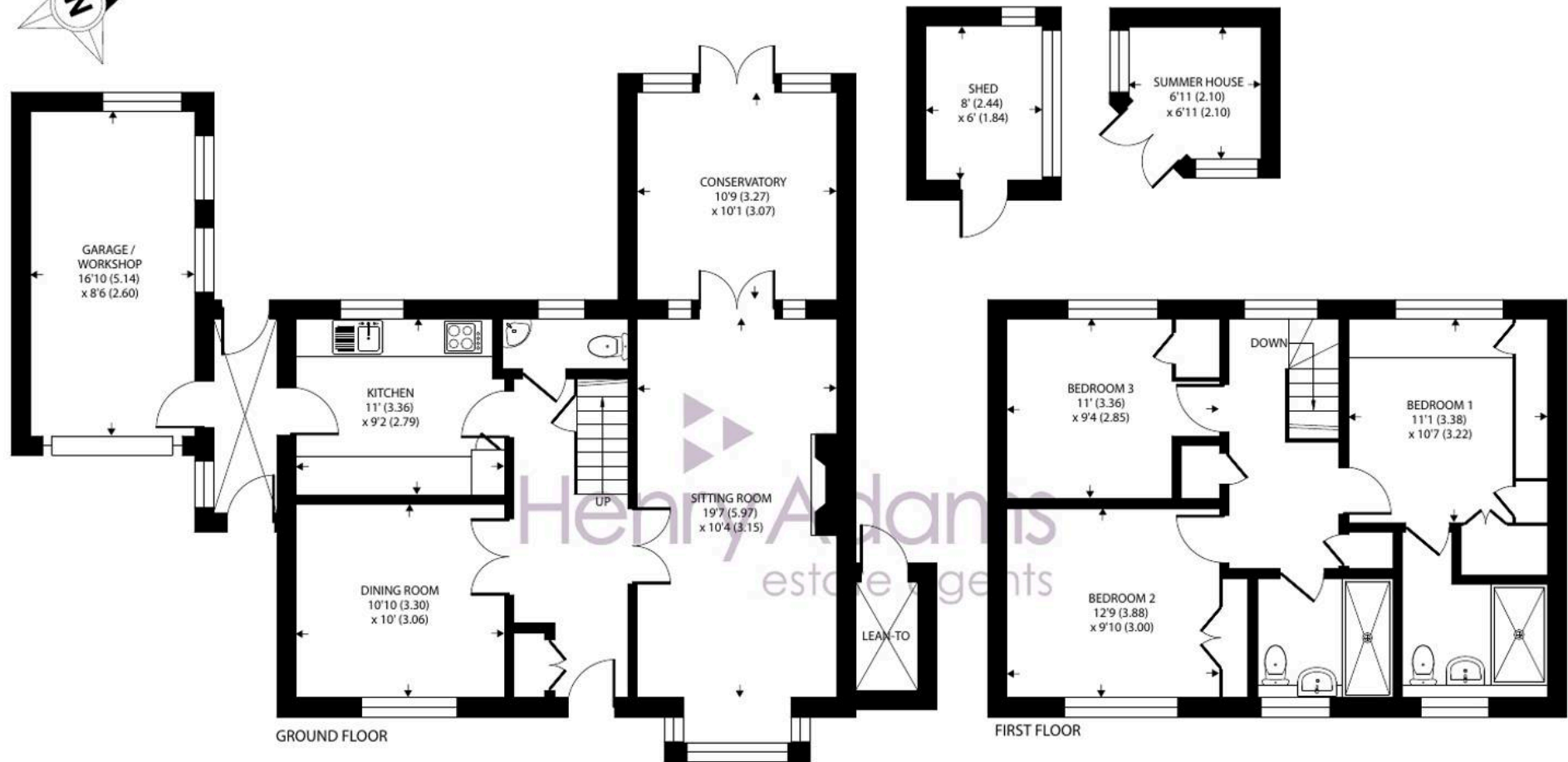
This beautifully presented three bedroom detached house is situated in a highly sought-after location and is offered to the market with no onward chain, making it an ideal choice for buyers seeking a smooth and efficient move.

The property benefits from a thoughtfully converted garage, providing versatile additional living space that could serve as a home office, playroom or snug, depending on your needs. Upon entering, you are greeted by a welcoming hallway that leads to a spacious and light-filled sitting room, perfect for relaxing or entertaining guests. The separate dining room offers an ideal setting for family meals or more formal occasions, with ample space for a large dining table and views over the front garden. The modern kitchen is well appointed, featuring a range of fitted units and integrated appliances, with plenty of storage and workspace for keen cooks.









Approximate Area = 1281 sq ft / 119 sq m (excludes lean-to)

Garage / Workshop = 144 sq ft / 13.3 sq m

Outbuildings = 90 sq ft / 8.3 sq m

Total = 1515 sq ft / 140.6 sq m

For identification only - Not to scale



Upstairs, the principal bedroom is generously proportioned and benefits from its own en-suite shower room, providing a private retreat for the homeowners. There are two further well sized bedrooms, each offering comfortable accommodation for family members or guests, as well as a stylish family shower room fitted with contemporary fixtures and fittings. The property also features off-street parking, ensuring convenience for residents and visitors alike. Tastefully decorated throughout in neutral tones, this home is ready for immediate occupation and would suit a variety of purchasers, from growing families to those seeking to downsize without compromising on space or comfort.

Located within easy reach of local amenities, reputable schools and excellent transport links, this property combines a peaceful residential setting with practical access to everything you need for modern living.

The property is positioned within the popular Aldwick Felds development within the parish of Aldwick, approximately two miles to the west of the seaside town of Bognor Regis. Rose Green village offers a range of shopping facilities including a Co-Op, quality butchers and fishmongers, a post office plus a library and doctors surgery. Within a short walk through the woodland, there is a One Stop convenience store, plus a newsagents and bus stops with regular services to Bognor Regis and Chichester. The historic Cathedral City of Chichester is about six miles which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

What3Words ///itself.stump.spared

Tenure: Freehold & Council Tax band: E

EPC Energy Efficiency Rating: B





## Henry Adams - Bognor and Aldwick

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.