

# WHITE & BROOKS

Making sense of moving

## £250,000

Wakefield Way • Aldwick • West Sussex

### “Mid Terrace Family Home”



- ❖ Situated In The Sought After Area Of Aldwick
- ❖ 3 Bedrooms
- ❖ Living/Dining Room
- ❖ Family Bathroom & Downstairs Cloakroom
- ❖ Beautifully Presented Rear Garden
- ❖ Garage In Compound
- ❖ No Forward Chain

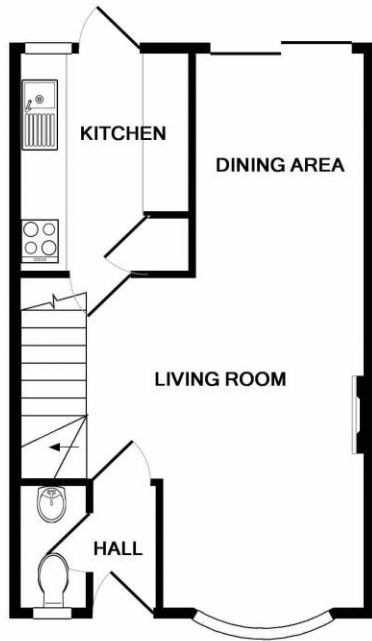


## About The Property

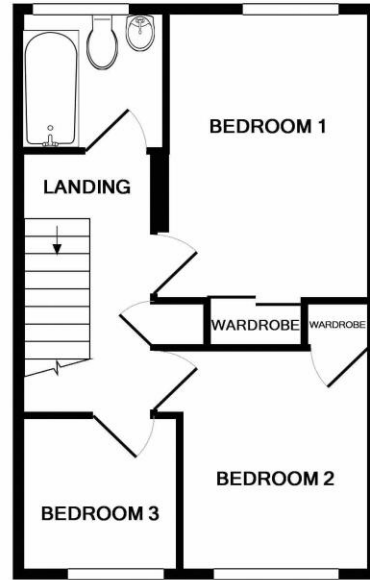
Mid terrace family home situated in the sought after area of Aldwick, within easy reach of Bognor Regis Town Centre and local amenities. The accommodation briefly comprises to the first floor, three Bedrooms and family Bathroom, and to the ground floor, Living/Dining Room, Kitchen and Cloakroom. The property further benefits from an enclosed rear garden, garage situated in a compound and is offered for sale with no forward chain. An internal viewing is essential to appreciate all the property has to offer.



# Floorplan and EPC



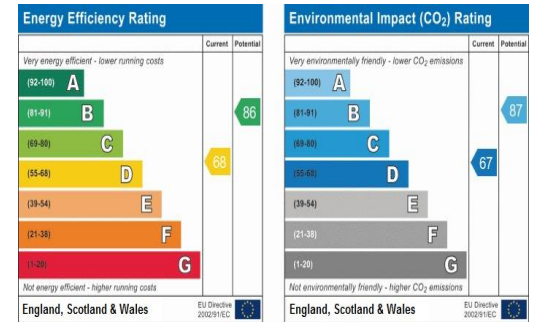
GROUND FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Room Details

## UPVC Double Glazed Front Door

Leading to:-

## Entrance Hallway

Textured ceilings and doors to Cloakroom and Living/Dining Room.

## Cloakroom 5' 1" x 2' 10" (1.55m x 0.86m)

Double glazed opaque glass window to front aspect, low level WC, wash hand basin mounted on vanity unit, half tiled surround, wall mounted heated chrome towel rail and lino flooring.

## Living Room 14' 11" x 15' 9" maximum (4.55m x 4.81m)

Double glazed bay window to front aspect, coved and textured ceiling, electric fire place, TV point, telephone point, stairs to first floor landing, under stairs storage cupboard and door to Kitchen.

## Dining Area 10' 3" x 7' 7" (3.12m x 2.31m)

Double glazed sliding doors onto rear garden and coved and textured ceiling.

## Kitchen 10' 6" x 7' 8" (3.20m x 2.34m)

Double glazed door and Georgian style window to rear aspect, skimmed ceiling, inset down spot lights, wall and base level Kitchen units, roll edge work surfaces, inset 1 bowl stainless steel sink with mixer tap and drainer unit, tiled splash backs, space for cooker with extractor fan over, integrated washing machine, dishwasher, fridge and freezer and boiler cupboard.

## Stairs To:-

## First Floor Landing

Textured ceilings, access to loft hatch, airing cupboard housing hot water tank and shelving for storage, and doors to Bedrooms and Bathroom.

## Bedroom 1 13' 1" x 12' 11" (3.98m x 3.93m)

Double glazed window to rear aspect, coved and textured ceiling, TV point and fitted mirrored wardrobe.

## Bedroom 2 10' 0" x 9' 5" (3.05m x 2.87m)

Double glazed window to front aspect, coved and textured ceiling and fitted wardrobe with hanging and shelving for storage.

## Bedroom 3 7' 0" x 7' 0" (2.13m x 2.13m)

Double glazed Georgian style window to front aspect and coved and textured ceiling.

## Family Bathroom 6' 5" x 6' 4" (1.95m x 1.93m)

Double glazed opaque glass window to rear aspect, panel enclosed bath, low level WC and wash hand basin mounted on vanity unit.

## Outside

### Rear Garden

Beautifully presented, mainly laid to lawn with plants and mature shrubs to borders, patio area, outside tap, timber storage shed, rear access gate and enclosed by wooden panel fencing.

### Front Garden

Open plan, mainly laid to lawn, mature shrubs and plants to borders and pathway leading to front door.

## Garage In Compound

