



Coastguards



The Estate Agency for Coastal Property

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**ENTRANCE LOBBY, LIVING ROOM, KITCHEN, UTILITY ROOM, GROUND FLOOR
CLOAKROOM, FIRST FLOOR LANDING, TWO DOUBLE BEDROOMS AND A FIRST FLOOR
BATHROOM.
ENCLOSED COURTYARD GARDEN, GARAGE.
NO ONWARD CHAIN**

PRICE: £245,000 FREEHOLD

COUNCIL TAX BAND: D

ESTATE MAINTENANCE CHARGE: £180.00 p.a

EPC RATING: D

SA245

VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY

WE ARE ASSURED BY THE VENDOR THAT THE HEATING, APPLIANCES AND BUILT-IN EQUIPMENT ARE IN WORKING ORDER, WE HAVE NOT PERSONALLY TESTED ANY ITEM



Property Details

Situated within the 'Award Winning' Old Place private estate, a two double bedroom mews style terrace home with accommodation comprising: entrance lobby, open plan front aspect living room, rear aspect kitchen, utility room, ground floor cloakroom, first floor landing, two good size first floor double bedrooms and a first floor bathroom.

Although the property could benefit from cosmetic improvements it does provide replacement u.P.V.C double glazing throughout and a gas heating system via radiators (not tested).

Externally there is an open plan frontage, fully enclosed rear courtyard style garden and a garage situated at the rear.

N.B This property can be offered for sale with No Onward Chain





The accommodation is arranged in the following manner:-

A replacement u.P.V.C double glazed front door opens into the:-

Entrance Lobby

4'2" x 3'10" approx. With laminate flooring, door leading through into the:-

Living Room

19'6" x 14'3" overall including stairs. With a large u.P.V.C double glazed window to the front enjoying the outlook over the front communal greenward, large double radiator. A carpeted staircase rises to the first floor with handrail/balustrade, laminate flooring, three wall light points, additional double radiator, understair storage cupboard, doorway leading to the:-





Kitchen

9' x 8' approx. With a double glazed window to the rear enjoying the outlook over the rear courtyard, base, drawer and wall mounted units, tiled worksurfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splashback surround, integrated five burner gas hob and integrated double oven, space for freestanding fridge/freezer, tiled flooring, door leading through to the:-



Utility Room

5'9" x 5'9" plus walkway. A u.P.V.C obscure double glazed door with cat flap leading out to the rear garden, radiator, space and plumbing for a washing machine and dryer, tiled flooring, floor standing gas boiler, fitted storage cupboards, door to the:-

Ground Floor Cloakroom

5'2" x 2'8" approx. With an obscure patterned double glazed window to the rear, low level w.c. and wall mounted wash hand basin, tiled splashback surround, tiled flooring.



FIRST FLOOR

Landing

With built-in airing cupboard housing the lagged hot water cylinder with slatted shelving, hatch to the loft space, doors to bedrooms one, two and bathroom.

Bedroom One

14'3" x 12'4" overall approx. With two double glazed windows to the front enjoying the outlook over the communal greensward, large built-in double wardrobe, double radiator.

Bedroom Two

14'3" x 9' approx. With two double glazed windows to the rear enjoying the outlook over the rear courtyard, built-in single wardrobe, single radiator.

Bathroom

6'10" x 5'5" approx. A coloured suite of panelled bath with mixer tap/shower attachment, pedestal wash hand basin and low level w.c., tiled splashback surround, laminate flooring, radiator, strip light over fitted mirror, electric shaver point.



Bathroom Continued ..



OUTSIDE AND GENERAL

Front Garden

Open plan front garden laid to lawn with pathway leading to the front door.

Garage

In need of attention, situated in nearby compound with an up and over door to the front and door into rear garden.



Rear Garden

Laid to paving for ease of maintenance with mature flower and shrub beds, gate at rear leads to the rear garage compound.



All reasonable care has been taken in the preparation of these details but their accuracy cannot be guaranteed and they do not form part of any offer or contract.

You should not rely on statements by Coastguards Estate Agency in the particulars as being factually accurate about the property, its condition or value.

Coastguards Estate Agency nor any other joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum
Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



Energy Performance Certificate



37, Old Place, BOGNOR REGIS, PO21 3AX

Dwelling type: Mid-terrace house
Date of assessment: 22 August 2017
Date of certificate: 22 August 2017

Reference number: 2128-6058-7208-5033-5930
Type of assessment: RdSAP, existing dwelling
Total floor area: 77 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

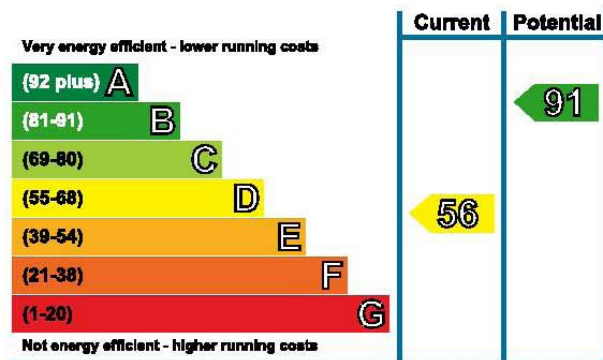
Estimated energy costs of dwelling for 3 years:	£ 2,811
Over 3 years you could save	£ 1,611

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 159 over 3 years	
Heating	£ 1,590 over 3 years	£ 831 over 3 years	
Hot Water	£ 942 over 3 years	£ 210 over 3 years	
Totals	£ 2,811	£ 1,200	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

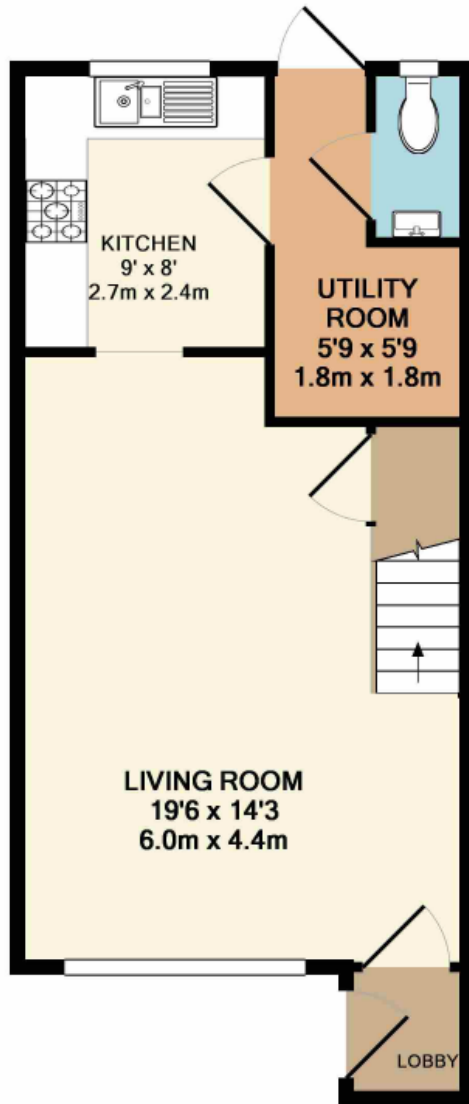
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

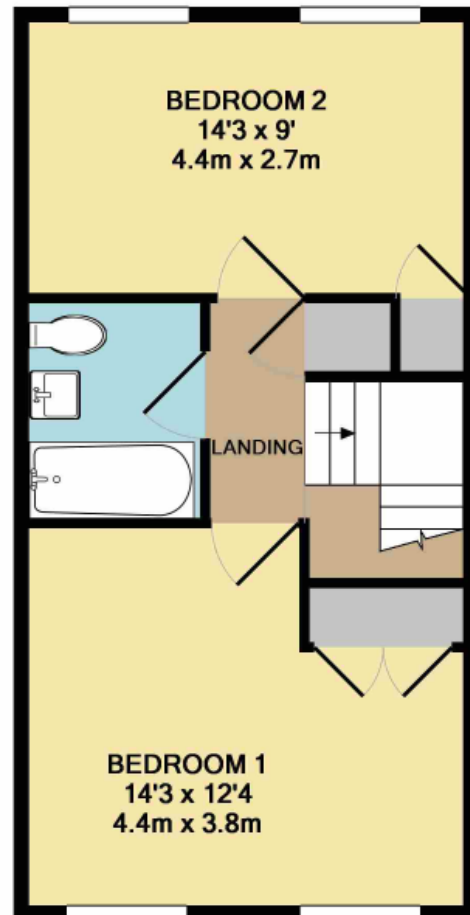
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 102	✓
2 Cavity wall insulation	£500 - £1,500	£ 207	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 102	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



GROUND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

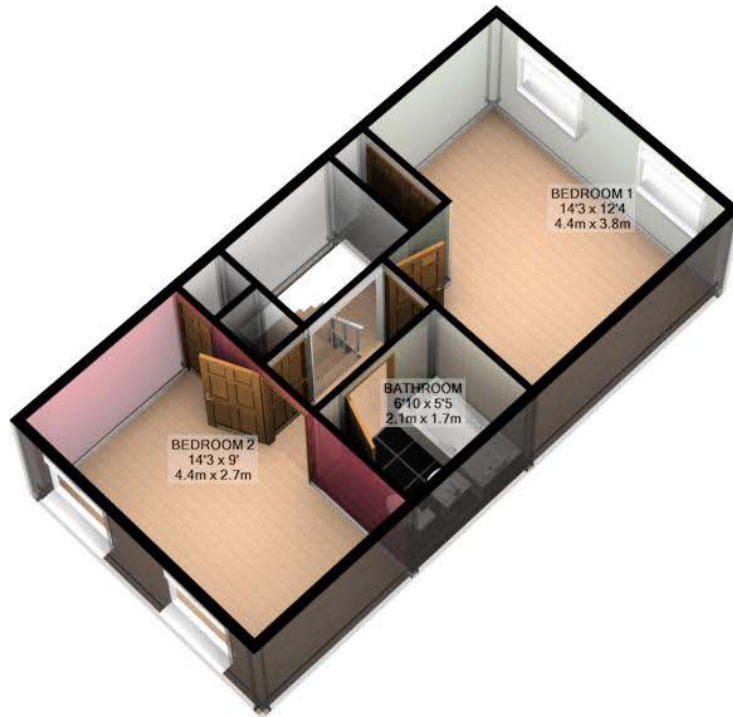


1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

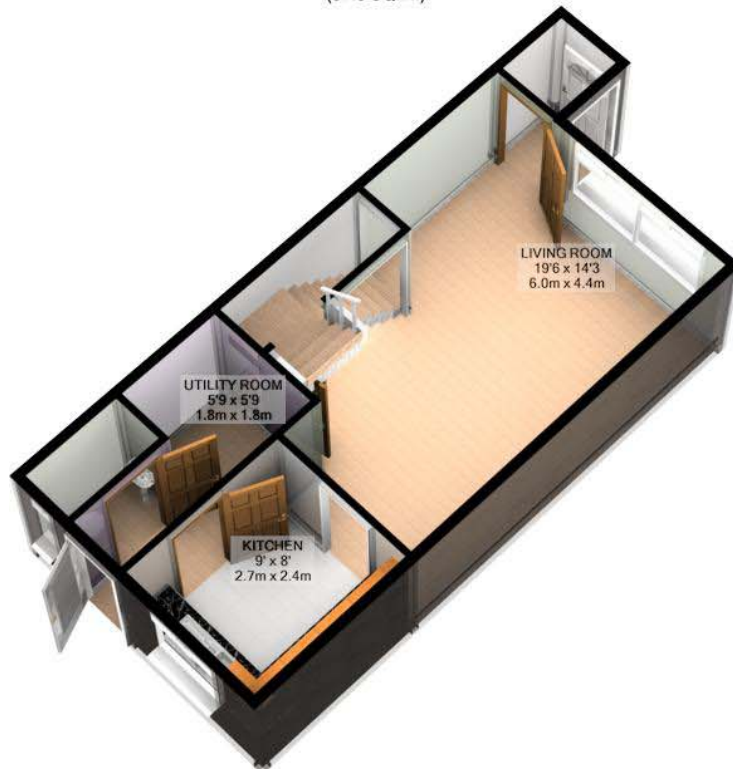
TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)

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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1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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