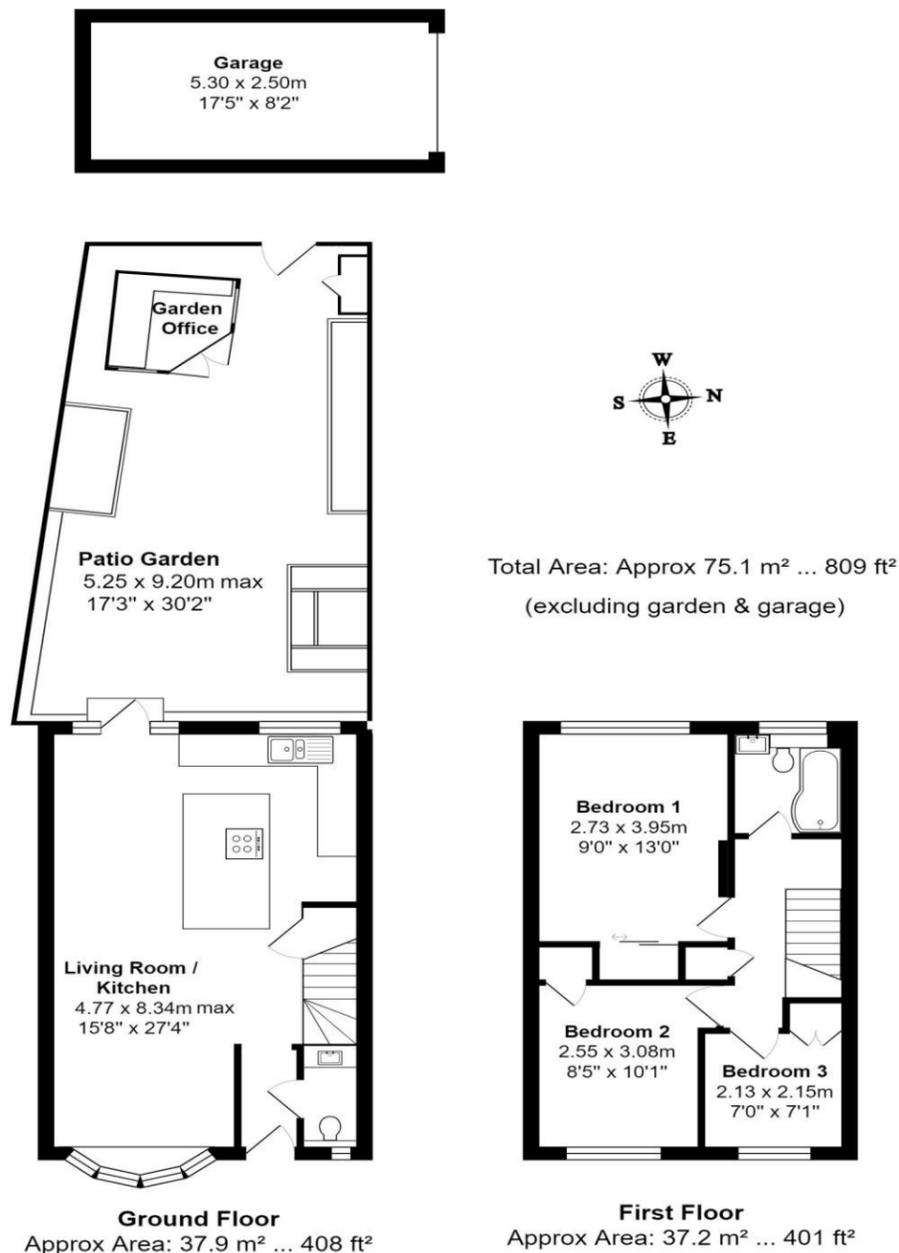


91 Westminster Drive, Aldwick Park,  
Bognor Regis, PO21 3RG  
£385,000 (Freehold)



It is our pleasure to offer for sale this staggered end terrace house to the market, pleasantly situated within the highly regarded Aldwick Park development.

This attractive property has been the subject of much modernisation and improvement over recent years, which includes an outstanding, open-plan living room/kitchen that encompasses a stylish range of high gloss units complemented by a central island, with built-in oven, hob and canopy extractor over.

Furthermore, there are three bedrooms, all with fitted storage; a contemporary first floor bathroom/WC; an updated ground floor cloakroom; gas central heating via a combination boiler; 'Georgian' style double glazing including a striking bow window; and bamboo flooring through the ground floor.

**AGENT'S NOTE:** INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE HIGH STANDARD OF PRESENTATION.

Council Tax Band: C  
Energy Efficiency Rating: C

Glyn-Jones

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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**91 Westminster Drive, Aldwick, Bognor Regis, PO21 3RG**  
£385,000 (Freehold)



Outside, there is a delightful and well-enclosed rear garden of low-maintenance design set on a favourable WEST FACING ASPECT that has the useful benefit of secure gated pedestrian entry from the rear, which also enables easy access to a private garage situated in an adjacent compound beside the rear boundary. Notably, the front garden has been adapted to cater for the important addition of OFF ROAD PARKING.

Aldwick Park is situated within an approximate 1 mile radius of Aldwick's shopping parade, Rose Green village centre and the seafront. Additionally, The Regis School, as well as several nursery/infant/primary schools can be found in close proximity, plus a useful local bus service operates on the development.



☞ *...a delightful and well-enclosed rear garden of low-maintenance design set on a favourable WEST FACING ASPECT...*

