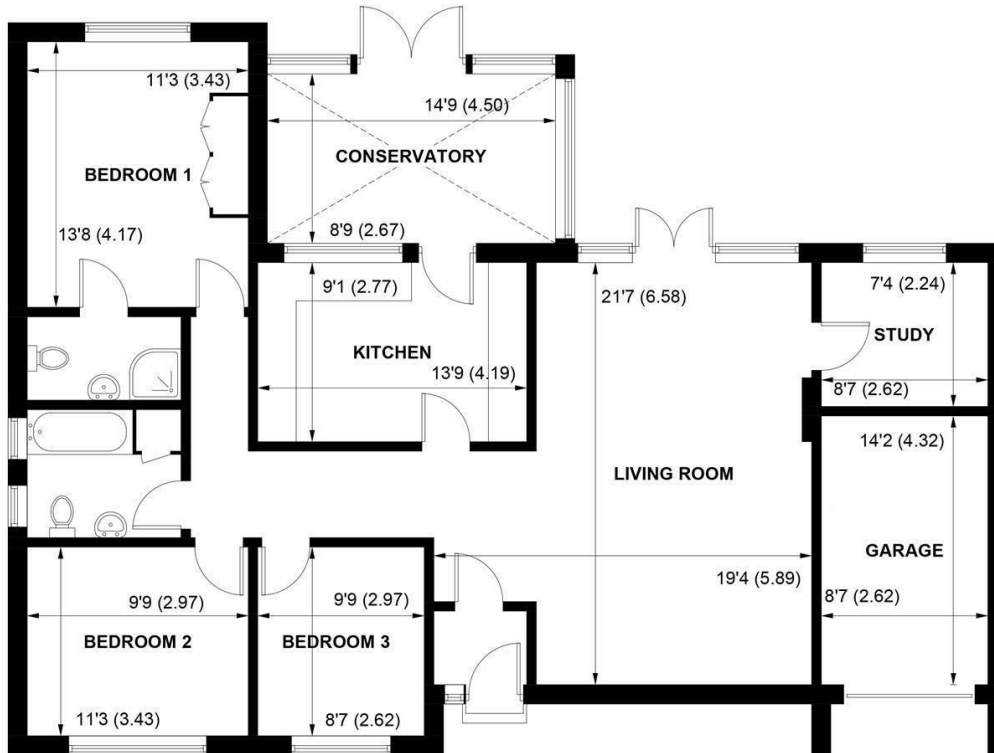


SW

Sims Williams



5 THE LAWN, ALDWICK, WEST SUSSEX, PO21 4XJ



APPROXIMATE GROSS INTERNAL AREA = 1277 SQ FT / 118.6 SQ M

GARAGE = 117 SQ FT / 10.9 SQ M

TOTAL = 1394 SQ FT / 129.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£550,000 Freehold

5, THE LAWN,
ALDWICK,
WEST SUSSEX, PO21 4XJ

- Detached Bungalow
- Three Bedrooms
- En-Suite To Master
- Large Lounge/Diner
- Modern Kitchen
- Conservatory
- Office Area
- Ample Parking
- No Forward Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

A detached bungalow located in a sought after area within Aldwick close to local shops and amenities. The beach can be found under half a miles walk from the property and the Cathedral City of Chichester can be found 6 miles away and offers a comprehensive shopping centre with popular cafes, restaurants and shops.

The property is well presented throughout and offers spacious and versatile living accommodation.

Internally there is a storm porch leading to the open plan lounge/diner which has south facing French doors onto the garden. From the sitting room you can access the office area which is of a good size and also has a south facing window.

There is a modern kitchen with a range of integrated appliances and a door leading to the conservatory which overlooks the gardens.

Furthermore, there is a re-fitted family bathroom and three double bedrooms with the master offering built-in wardrobes and an en-suite with shower.

Outside is a south facing secluded rear garden which is mainly laid to lawn with established borders and a summer house. To the front is a further lawn, integral electric powered garage door and ample parking via a block paved driveway.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the parade of shops in Rose Green, proceed down Gossamer Lane heading east. At the roundabout, turn right into Barrack Lane and then turn left onto Alexander Close, follow the road around until you reach Craigweil Lane where you shall take a left and then a further left onto Lucerne Court and then The Lawn can be seen on your left.

