



Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£535,000
Freehold

Truro Crescent, Aldwick, PO21 3RQ



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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What the agent says... “,”

This lovely bungalow is situated in no-through road between West Meads and Aldwick. The property offers flexible accommodation and is immaculately presented with double-glazing throughout having been fully refurbished and extended by the current owners.

The accommodation comprises a porch leading into an entrance hall with built-in storage. There is a large L-shaped sitting and dining room with open access into the modern kitchen, which has a side-door. The kitchen includes a 1 ½ bowl sink unit, integrated oven and electric hob with hood over, space and plumbing for a dishwasher and washing machine, along with space for a dryer and fridge/freezer.

The bungalow has four bedrooms, but one of these is currently used as a family and tv room which boasts bi-fold doors overlooking the rear garden and decking. The principal bedroom also looks out over the rear garden and has a large, fitted wardrobe and an en-suite shower room.

Of the two further bedrooms, there is a good-sized double which is currently used as a gym/home office and the smallest bedroom is still large enough to accommodate twin beds (it currently houses bunk beds and a separate single), these are served by a contemporary family bathroom with white suite.

Externally, there is ample parking for several vehicles on the driveway which leads to the two garages and front door. There is also an attractive front lawn. To the rear the gardens wrap-around the property and as a corner plot the gardens are more generous to the sides than on other properties in the area. There is a large rear lawn with several decking areas spread around to make the most of the sun throughout the day. There is also a children's play area which is ideal for the swing set and trampoline currently set up. Finally, there is a storage shed.

Overall, this is a beautiful home which would suit downsizers or families and viewings are highly recommended.

Council Tax Band: D

- **Detached Bungalow**
- **3/4 Bedrooms**
- **Flexible Accommodation**
- **Immaculately Presented**
- **Generous Corner Plot**
- **Driveway Parking & 2 Garages**



Accommodation

Porch: 5' 7" x 3' 1" (1.72m x 0.96m)

Entrance Hall

Sitting Room / Dining Room: 21' 11" x 16' 5" (6.69m x 5.01m)

Kitchen: 11' 5" x 8' 7" (3.48m x 2.63m)

Bathroom: 7' 11" x 2' 6.4" (2.42m x 0.80m)

Bedroom 1: 17' 0" x 10' 4" (5.20m x 3.16m)

Ensuite: 6' 5" x 5' 6" (1.97m x 1.69m)

Bedroom 2 / Family Room: 16' 10" x 10' 11" (5.14m x 3.34m)

Bedroom 3: 11' 10" x 10' 4" (3.63m x 3.17m)

Bedroom 4: 17' 0" x 8' 0" (5.19m x 2.45m)

Garage 1: 17' 0" x 8' 2" (5.19m x 2.50m)

Garage 2: 12' 2" x 7' 11" (3.73m x 2.42m)

