



8 Hechle Wood

Aldwick Felds | Bognor Regis | West Sussex | PO21 3TL

Guide Price £595,000

FREEHOLD

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CH595-10/23



Features

- Extended Link Detached Home
- Three Bedrooms (En-suite to Master)
- Three Reception Rooms
- Immaculately presented throughout
- 1,784 sq ft / 165.7 sqm

A superbly appointed and exceptionally well presented link-detached, extended, home which has undergone extensive improvements by the current owners throughout recent years, occupying a cul-de-sac position, within the popular Aldwick Felds development. Three bedrooms (en suite to master), three receptions, kitchen/breakfast room, tandem double garage & low maintenance rear garden.

The property is situated less than half a mile walk to the beach and approximately one and a half miles from Bognor Regis' mainline railway station (London - Victoria 1hr 45mins approx.). West Park, the delightful Marine Park Gardens, and the promenade can all be found close by along with the amenities in the Aldwick and West Meads parades as is the Health Centre in Hawthorn Road.

On the northern outskirts of the town there is the retail park with its Marks & Spencer's Food Hall, Sainsburys and Tesco stores along with stores such as Lidl's, B & Q, Pets at Home etc. The historic city of Chichester can be found within a short drive which provides more comprehensive facilities including boutiques, bars and restaurants, the famous Cathedral and Festival Theatre.



The front door with natural light flank double glazed panel opens into an impressive welcoming entrance hall measuring 21'8" overall x 6'6" with built-in shallow storage cupboard, exposed wood flooring and staircase with replacement balustrade and hand rail to the first floor. Doors lead to the ground floor w.c with double glazed window to the front with close coupled w.c and wall mounted wash basin, a useful walk-in cloaks storage cupboard measuring 5'6" x 4'3", dining room, study, living room and kitchen/breakfast room.

The extended kitchen/breakfast room measures 22'5" x 13'2" overall narrowing to 11'9" to 9' in the main kitchen area where there is a floor to ceiling wall of units (excluded from the room measurements) housing a full size integrated freezer with adjacent integrated three quarter size fridge with additional freezer under. The kitchen itself has been tastefully re-fitted providing a comprehensive range of units and work surfaces incorporating a dual bowl sink unit drainer, Piro induction hob with hood over, 2 Piro ovens and microwave/combi, along with a dishwasher and concealed lighting. The breakfast area provides access to the rear garden via double glazed French doors with matching flank full height windows along with modern stylish radiators, tiled flooring throughout and inset spot lighting to the skimmed ceiling. A door from the kitchen leads to the side into a useful covered passage measuring 15' x 3'11" which provides access to the front and a door into the adjoining tandem garage along with the gas/electric meters and useful double utility store with space and plumbing for a washing machine and dryer over.

The living room measures 23'2" x 13'9" overall and creates a sun room feel to the far end with full height double glazed panels to the side and double glazed French doors to the rear.

To the front of the property there is a separate dining room measuring 11' x 9'2".



The first floor boasts three bedrooms all with storage cupboards with bedroom 1 positioned at the rear and benefitting a generous en-suite shower room accessed via a sliding pocket door, with modern over-size shower enclosure with fitted shower, wash basin inset into surround with fitted storage cupboards and adjacent enclosed cistern w.c.

In addition, the first floor boasts a generous well equipped bath/shower room with walk-in shower enclosure with fitted shower, panelled corner bath, wash basin and w.c.

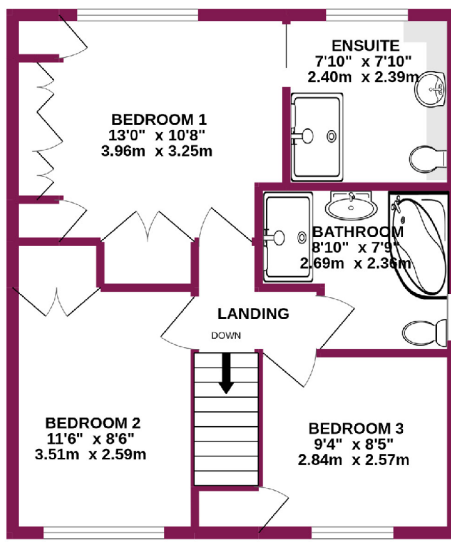
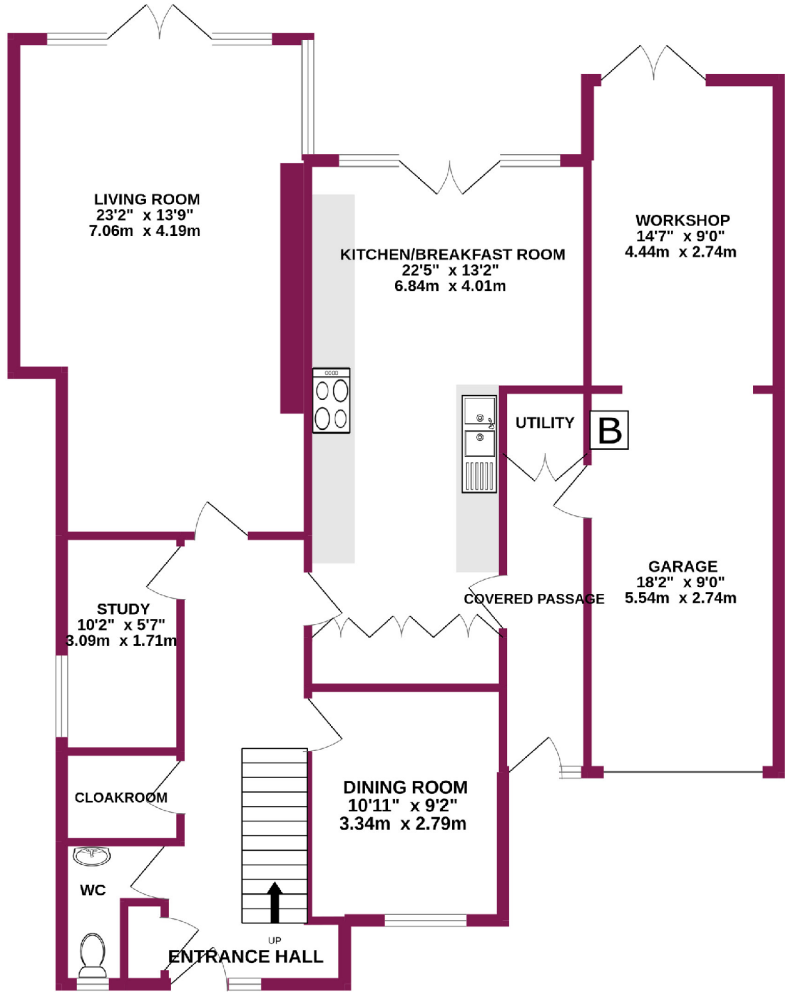
Externally there is a block paved frontage providing on-site parking for several vehicles with established mature borders.

The garage measures 33'3" overall x 9' with an electrically operated vertical roller door at the front, power, light, eaves storage accessed via a pull down ladder and houses the recently replaced wall mounted gas combination boiler. French doors at the rear provide access into the delightful, fully enclosed rear garden, with shaped central lawn with block edged border with the remainder laid to paving for ease of maintenance along with external lighting/sensor lighting, power, and an electric sun awning covering the sitting area accessed from the kitchen/breakfast room.



To arrange a viewing contact 01243 267026





TOTAL FLOOR AREA : 1784 sq.ft. (165.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

EPC Rating: C (71)

Council Tax: Band E (£2,558.59)