









## 20 Margaret Close, Aldwick

A detached, extended executive home with double garage situated within a popular cul-de-sac location in Aldwick.



- ▶ **Extended Detached House**
- ▶ **Dual Aspect 'L' Shaped Sitting/Dining Room**
- ▶ **Principal Bedroom with En-suite**
- ▶ **Two Further Double Bedrooms**
- ▶ **Wrap-around Gardens**
- ▶ **Beautifully Presented Throughout**
- ▶ **Kitchen/Breakfast Room with Separate Utility Room**
- ▶ **Double Bedroom with En-suite**
- ▶ **Family Bathroom**
- ▶ **Double Garage and Block Paved Driveway**

A modernised, extended executive home sat in a generous plot with wrap-around well maintained gardens in a quiet cul-de-sac. The current owners have improved the property in recent years with a new en-suite to the principal bedroom, new quartz kitchen worktops, quality flooring, new doors throughout and front door, plantation shutters and bi-folding doors.

The spacious accommodation briefly comprises entrance hallway with ground floor WC. The 'L' shaped sitting/dining room is dual aspect with feature bay window, fireplace and bi-folding patio doors to the rear garden. The bay fronted kitchen/breakfast room is fitted with quality units under quartz worktops with a central island, American fridge/freezer and SMEG Range style cooker. The separate utility has side access to the garden. The first floor comprises galleried landing, principal bedroom with a full bank of fitted wardrobes and a contemporary en-suite shower room. The second bedroom also has an en-suite, there are two further double bedrooms and the family bathroom.

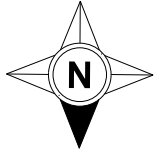
Outside, the block paved driveway provides ample parking and leads to a detached double garage. The side and rear garden is mainly laid to lawn with raised patio with a new summerhouse and a new large decked area accessed via the bi-folding doors, well-tended borders, established trees and shrubs.











Approximate Area = 1759 sq ft / 163.4 sq m

Garage = 277 sq ft / 25.7 sq m

Summer House = 81 sq ft / 7.5 sq m

Total = 2117 sq ft / 196.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Margaret Close is a modern popular development in Aldwick, ideally situated for the village of Rose Green and the seaside town of Bognor Regis, with its mainline railway station with services to London Victoria. The cathedral city of Chichester is approximately six miles with a superb range of shops, cafes, restaurants, bars and the renowned Festival Theatre and Goodwood racecourse.

## Directions

From the Barrack Lane roundabout, turn into Aldwick Road and continue along taking the first turning at the next roundabout into Lower Bognor Road. Turn first left into Margaret Close and No 20 will be found on the right hand side.

Council Tax Band: F

15/02/24





