



8 West Avenue, Aldwick

Attractive 1930's bungalow situated in a cul-de-sac in Aldwick with versatile accommodation and potential to convert and extend.



- ▶ **Character 1930's Detached Bungalow**
- ▶ **Sitting Room with Bay Window**
- ▶ **Country Style Kitchen**
- ▶ **Family Bathroom plus Separate WC**
- ▶ **Gravel Driveway and Garage**
- ▶ **Potential to Modernise and Extend**
- ▶ **Large Loft Space**
- ▶ **Dining/Bedroom**
- ▶ **Landscaped Rear Garden**

Located in a quiet cul-de-sac in Aldwick, this 1930's bungalow has some period features, versatile accommodation and enormous potential to extend and improve the property. A precedence has been set in the road as most of the bungalows have already carried out loft conversions offering two/three extra bedrooms and a bathroom, with the correct planning permissions.

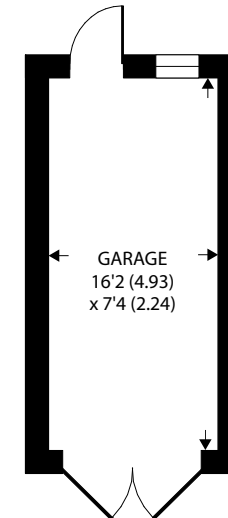
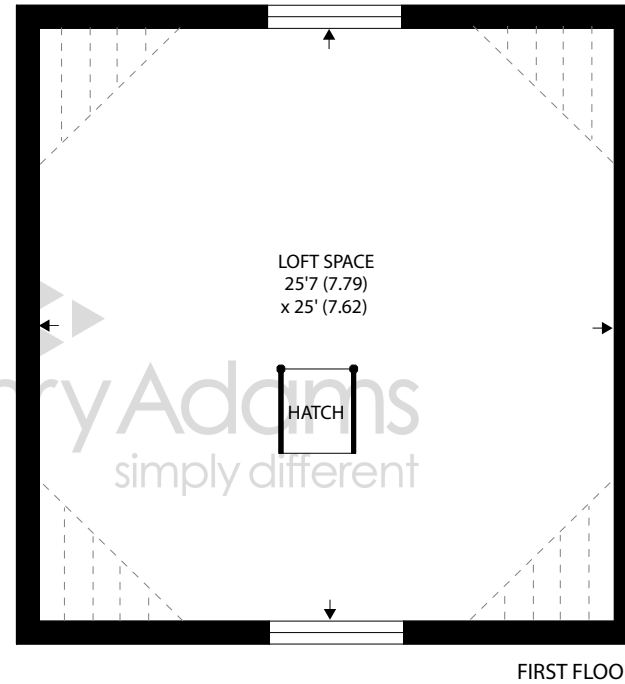
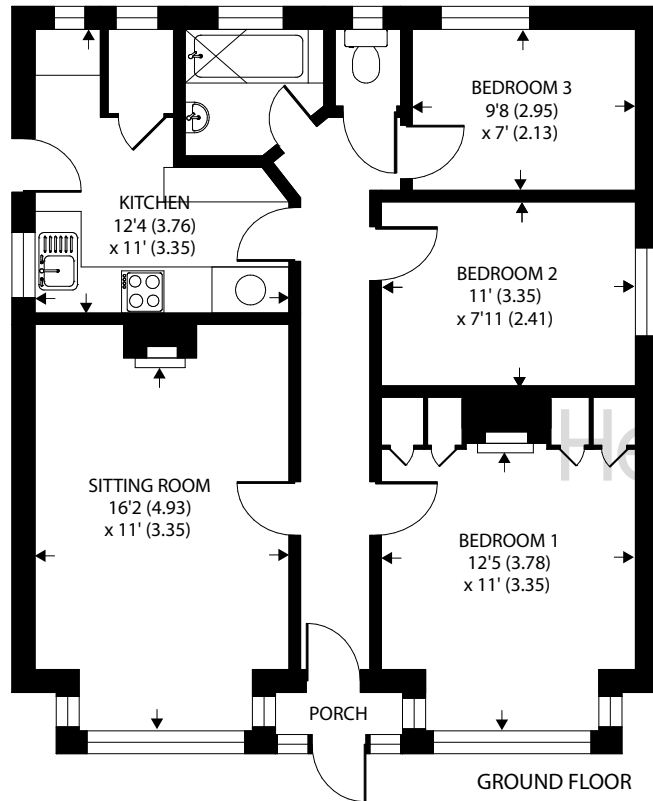
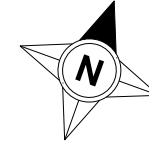
The accommodation briefly comprises entrance hallway, sitting room with bay window overlooking the front garden and fireplace, kitchen with some units, space for white goods and side access door. There is a dining room/bedroom and two further bedrooms one with a bay window, family bathroom and separate WC.

Outside, the rear garden is predominantly laid to lawn with patio, timber sheds and mature, well established trees, shrubs and borders.

Council Tax Band: C



Denotes restricted head height



Approximate Area = 1347 sq ft / 125.1 sq m

Limited Use Area(s) = 76 sq ft / 7 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1541 sq ft / 143.1 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

The property is located in the much sought-after residential area of Aldwick to the west of the seaside town of Bognor Regis centre with its precinct shopping facilities and mainline railway station with connections to London/Victoria and the South Coast. The Aldwick beach, promenade and Marine Park Gardens are within easy walking distance.

Directions

From the pier in Bognor Regis proceed in a westerly direction and continue straight ahead at the Victoria Drive traffic lights. Continue to The Martlets roundabout and take the second exit into Aldwick Road and then take the first left into Aldwick Gardens, following Aldwick Gardens around and take the first left into West Avenue and No 8 will be found on the right hand side.

20/12/23

