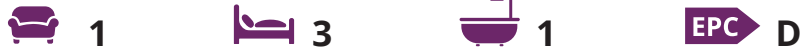




47 Old Place, Aldwick

Semi-detached house forming part of an award winning development in Aldwick.



- ▶ Semi-detached House
- ▶ Entrance Hall with WC
- ▶ Fitted Kitchen and Utility
- ▶ Family Bathroom
- ▶ Garage in Compound
- ▶ Popular Aldwick Location
- ▶ Dual Aspect Sitting Room/Dining Room
- ▶ Three Generous Bedrooms
- ▶ Enclosed Front and Rear Garden
- ▶ No Forward Chain

Three bedroom staggered semi-detached house forming part of an award winning mews style development in Aldwick, situated to the west of the seaside town of Bognor Regis. The property is approached via a front courtyard garden with wrought iron gates leading through to the property.

This lovely home is offered with no forward chain. The entrance hall leads to the ground floor WC. There is a dual aspect sitting/dining room with feature fireplace and open stairs leading to the first floor. The kitchen is fitted with a range of units with integral fridge/freezer, oven and hob and overlooks the rear garden. The utility area has a door to the rear garden, which is paved for easy maintenance with raised beds and established trees.

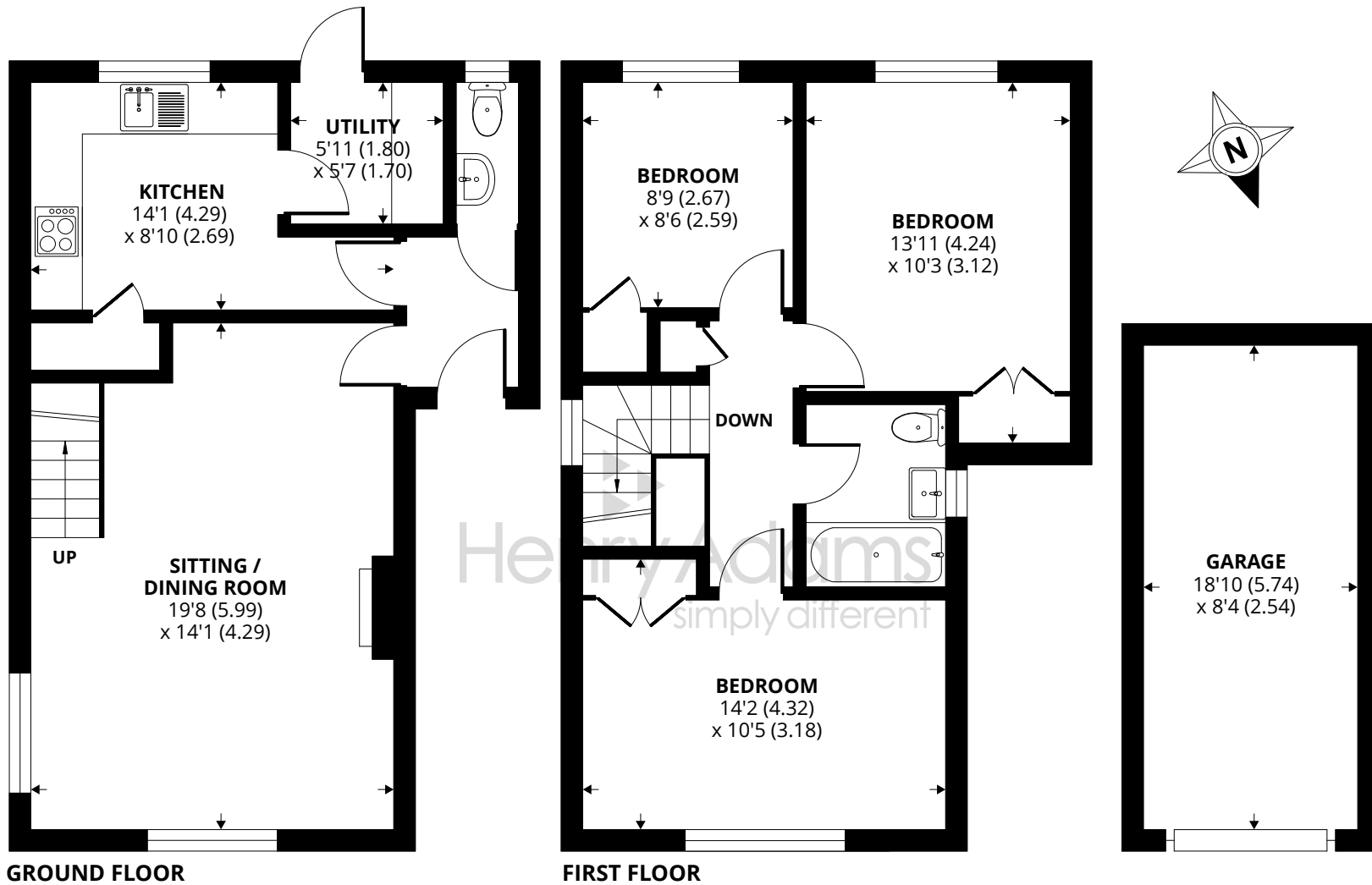
On the first floor, there are three generous bedrooms, the two doubles both with fitted wardrobes, and the bathroom has been recently refitted in a contemporary style with a 'P' shaped bath with overhead shower.

A garage will be found within the mews and there is ample residents parking.

Communal Charges: We understand the charge for the upkeep of the communal areas is approximately £67 every three months.

Council Tax Band: D





Approximate Area = 942 sq ft / 87.5 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1099 sq ft / 102.1 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

Old Place is a highly regarded and much sought-after mews style development situated in Aldwick. The Rose Green village centre is less than half a mile level walk where there is an excellent range of shopping facilities, a public library, infant and junior schools and a doctors surgery. The cathedral city of Chichester and Chichester Marina are about six miles and the seaside town of Bognor Regis is approximately two miles to the east.

Directions

From the Gossamer Lane, Rose Green village traffic lights, turn right into Gossamer Lane and continue towards the mini-roundabout. Just before the mini-roundabout, take a left hand turn into Old Place. Bear round to the left and the property will be found towards the end on the right hand side.

11/10/23

