



## 5 Tyne Way, Aldwick

A spacious and modernised semi-detached bungalow situated in a popular location of Aldwick.



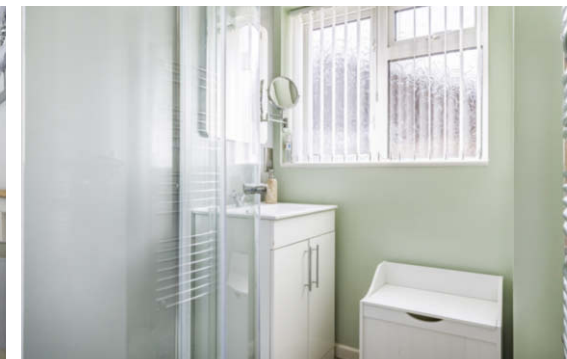
- ▶ **Beautifully Presented Semi-Detached Bungalow**
- ▶ **Sitting Room Overlooking the Mature Rear Garden**
- ▶ **Two Double Bedrooms**
- ▶ **Pretty Mature Rear Garden**
- ▶ **Detached Garage**
- ▶ **Close to Aldwick Beach, Schools and Shops**
- ▶ **Modernised Fitted Kitchen**
- ▶ **Contemporary Shower Room and Separate WC**
- ▶ **Block Paved Driveway**

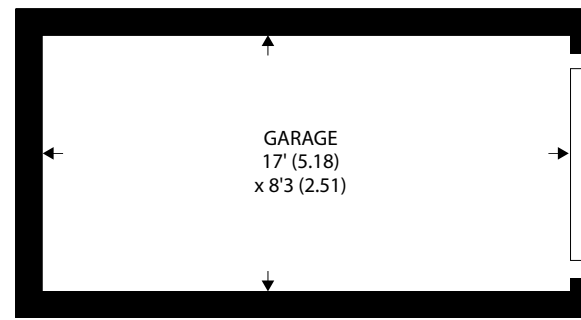
Situated on the popular Aldwick Park Estate, this bright and spacious bungalow is new to the market with motivated sellers.

There is a welcoming entrance hall, spacious sitting room overlooking the rear garden with sliding patio doors providing access, a modernised kitchen with built-in cooker and hob, dishwasher and space for further white goods, contemporary white glossy units and a wood effect worktop. There are three generous sized bedrooms two with fitted wardrobes, a modern shower room and a separate WC.

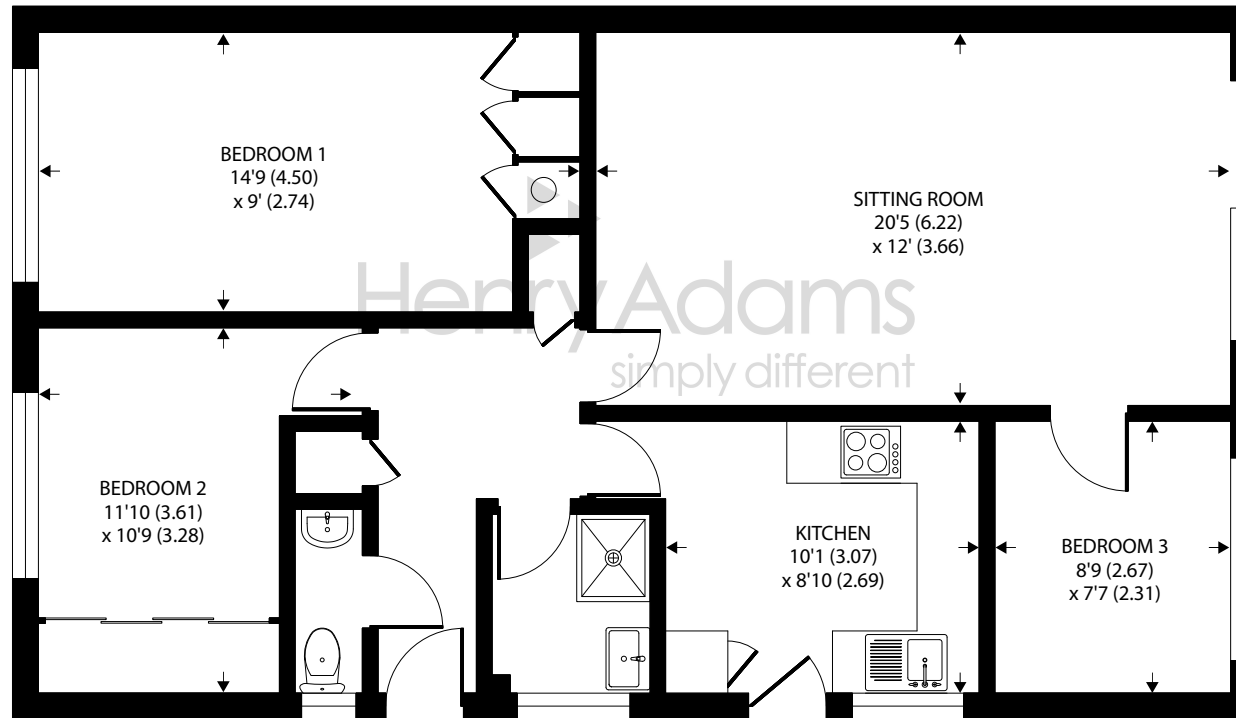
Outside, the newly laid block paved driveway offers ample off-road parking and leads to the garage with an up and over door and personal door into the garden. The rear garden is well maintained with mature borders and is mainly laid to lawn with a patio adjacent to the bungalow.

Council Tax Band: C





GARAGE



GROUND FLOOR

## Tyne Way, Bognor Regis, PO21

Approximate Area = 944 sq ft / 87.7 sq m (includes garage)

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

This spacious semi-detached three bedroom bungalow is situated in the popular residential area of Aldwick Park. The village of Rose Green is approximately one mile to the west with a range of local shopping facilities, library and doctors surgery. The town centre of Bognor Regis with its precinct shopping facilities and mainline railway station to London Victoria and the South Coast is approximately two miles to the east. Bognor Regis has delightful beaches and promenade.

## Directions

From the village traffic lights at Rose Green, continue along Gossamer Lane. At the mini-roundabout, take the first exit into Aldwick Road and then take the first turning into Westminster Drive. Continue along Westminster Drive, turning right into Wells crescent, then right into Tyne Way and the property will be found on the left hand side.

25/09/23

