





38 Crescenta Walk, Aldwick

Charming detached chalet style property situated in Aldwick.



- ▶ **Detached Chalet Style Property**
- ▶ **Country Style Kitchen and Breakfast Room**
- ▶ **Converted Garage/Study**
- ▶ **Two Second Floor Loft Rooms**
- ▶ **Attractively Landscaped Rear Gardens**
- ▶ **Good Size 'L' Shaped Sitting/Dining Room**
- ▶ **Study/Bedroom Three**
- ▶ **Two First Floor Bedrooms**
- ▶ **Bathroom and Separate WC**
- ▶ **Gravel Driveway with Ample Parking**

This attractive two/three bedroom detached chalet style property offers bright and spacious accommodation and is set in a generous plot in the popular residential area of Aldwick.

The ground floor accommodation comprises an 'L' shaped triple aspect sitting room/dining room with features including exposed wood beams, original woodblock flooring and a fireplace. The country style kitchen overlooks the attractive rear garden, has a Butler sink and Aga Range cooker and is open plan to the breakfast room with patio doors to the rear garden. The utility leads to a ground floor bedroom/study which also overlooks the rear garden. The garage has been converted and offers a second study. A wide staircase leads to the first floor, on which can be found two good size double bedrooms, from both bedrooms there are informal stairs leading to loft rooms. There is also a bathroom with basin and WC.

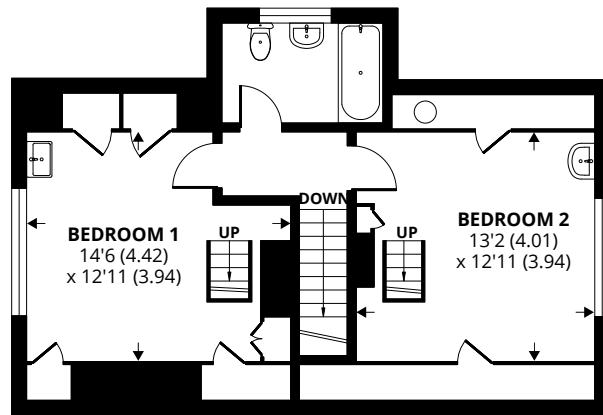
The attractive rear garden has been landscaped for easy maintenance with a central water feature and paths leading to the timber shed and Victorian style greenhouse. The front garden is accessed via a five-bar gate, the gravel drive offers ample parking.

Council Tax Band: E

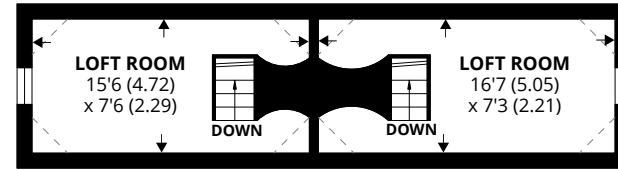




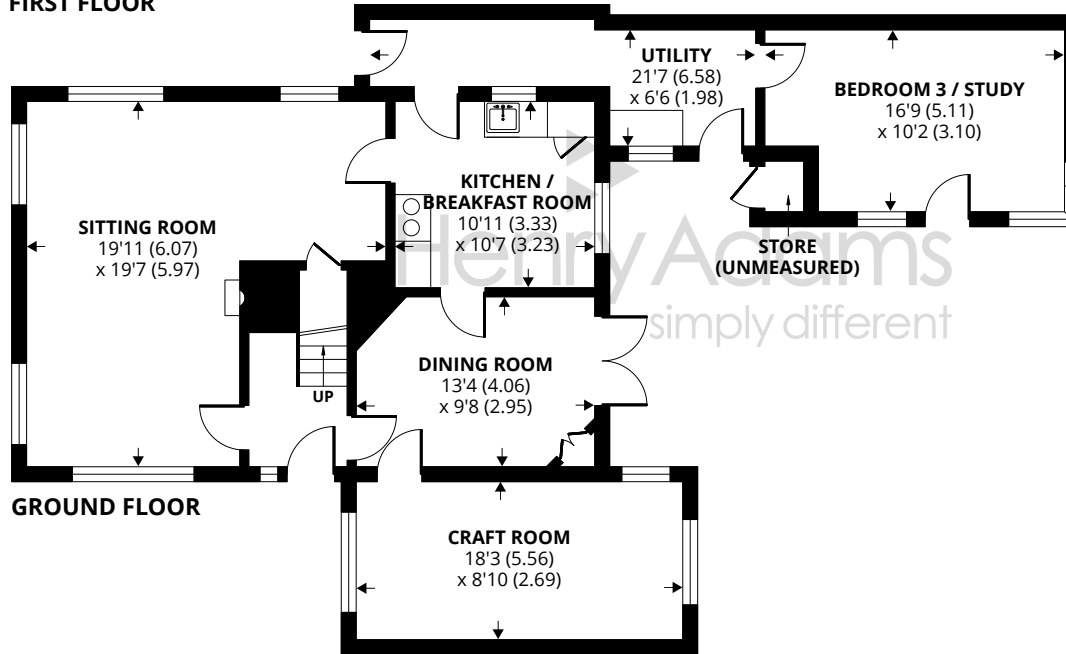




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Approximate Area = 1904 sq ft / 176.8 sq m (excludes store)

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1922 sq ft / 178.4 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

Crescenta Walk is a well regarded road conveniently located to the west of Bognor Regis town centre. Both the shops on Aldwick Road and the seafront are within approximately half a mile of Crescenta Walk. In addition to this the Cathedral City of Chichester lies approximately six miles to the north-west, offering an extensive range of shopping and leisure facilities.

Directions

From the pier in Bognor Regis proceed in a westerly direction continuing straight over the mini-roundabout and traffic lights. Approximately five hundred metres after passing the Aldwick Road shops, turn right into Parkway. Continue straight over the crossroads and upon reaching the end of Parkway, turn left into Crescenta Walk and No 38 will be seen on the right hand side.

06/11/23



