



3 Stanbrok Close, Aldwick Felds

A bright and modernised detached bungalow situated in a popular cul-de-sac location in Aldwick Felds.



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- ▶ **Detached Bungalow**
- ▶ **Refitted Shaker Style Kitchen**
- ▶ **Gas Fired Central Heating**
- ▶ **Garage with Electric Door**
- ▶ **Secluded South-West Facing Rear Garden**
- ▶ **Open Plan Kitchen/Dining/Sitting**
- ▶ **Two Double Bedrooms**
- ▶ **Refitted Contemporary Bathroom**
- ▶ **Located on a Quiet Close**
- ▶ **Short Walk to the Aldwick Beach**

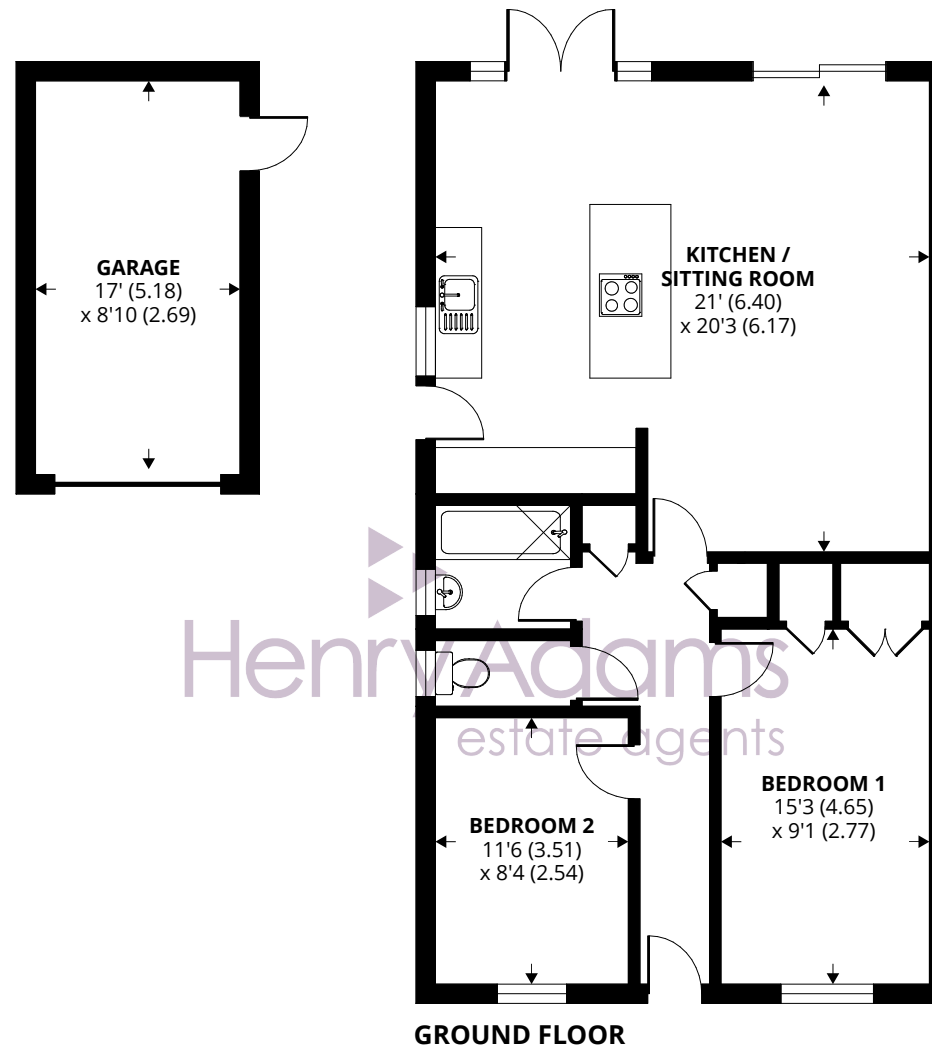
The current owners have beautifully updated the detached bungalow creating a spacious modern open plan kitchen/dining, living area. The contemporary bathroom has also been refitted. The property sits in a quiet Close in Aldwick, within a short walk to the beach, local convenience store, Aldwick duck pond and the Rose Green village.

The bright modern accommodation comprises, a welcoming entrance hall with two storage cupboards leading through to the bright dual aspect open plan kitchen/dining, living area. The Shaker style kitchen offers an island with breakfast bar, built-in gas hob and a built-in electric eye-level oven. This open plan room overlooks the south-west facing secluded rear garden with a sliding door and French doors, both providing access into the garden. There is also a side door leading to the driveway. Both double bedrooms enjoy a front aspect with the principal bedroom benefiting from built-in cupboards. The refitted contemporary bathroom has been beautifully modernised comprising a bath with shower over and a basin vanity unit.

The property offers a pleasant frontage and is approached via a driveway offering ample parking, leading to the garage with electric, power/light and a personal door to the rear garden. The south-west facing rear garden has a patio area and gated access to the front of the property.

Council Tax Band: E





Approximate Area = 832 sq ft / 77.2 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 982 sq ft / 91.2 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

Aldwick Felds is an ever popular location with the local shopping facilities of Rose Green village a short distance away and the shopping facilities on the Aldwick parade including a Tesco Express and a range of cafes, bars and restaurants. There is also Marine Park Gardens, West Park, the beach and promenade.

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