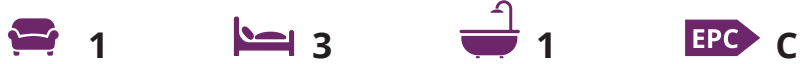




9 Cophorne Way, Aldwick

Situated in a quiet cul-de-sac in a popular Aldwick location, this extended detached bungalow has been re-configured and extended.



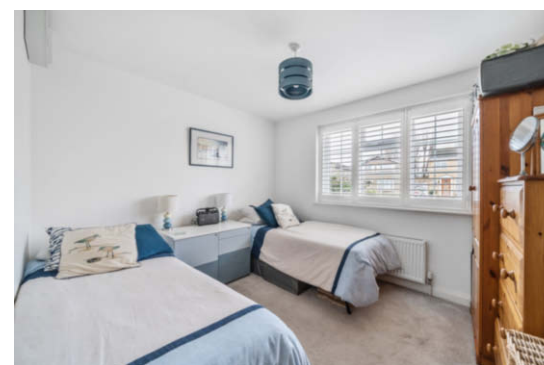
- ▶ **Detached and Extended Bungalow**
- ▶ **Open Plan Sitting/Dining Area**
- ▶ **Utility Room with WC**
- ▶ **Refitted Bath/Shower Room**
- ▶ **Secluded Rear Garden**
- ▶ **Popular Aldwick Location**
- ▶ **Refitted Kitchen**
- ▶ **Three Double Bedrooms**
- ▶ **Driveway and Garage**
- ▶ **Cul-De-Sac Location**

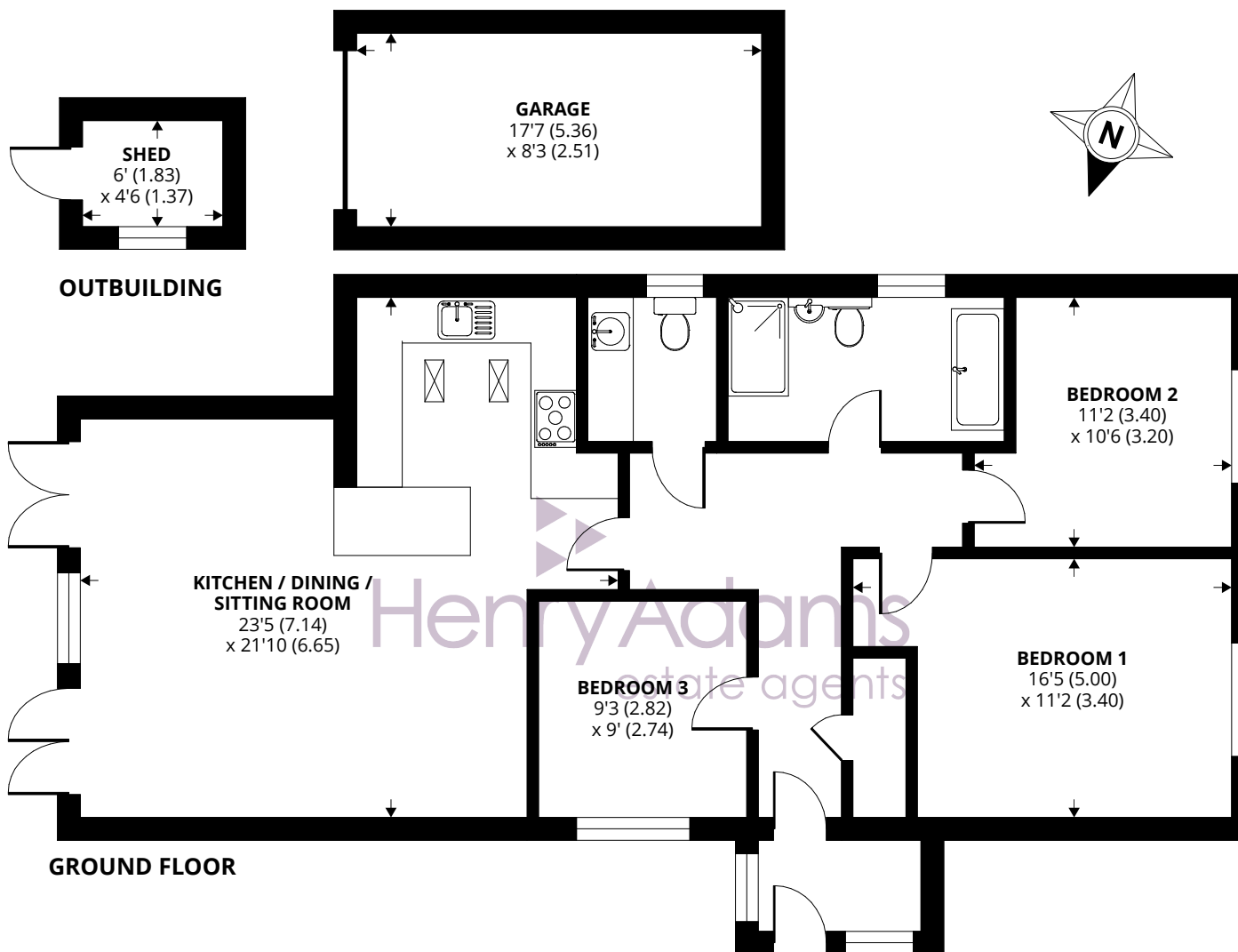
This detached bungalow has been completely refurbished by the current owners to a high standard and now offers well thought out generous accommodation throughout.

The accommodation briefly comprises, entrance porch opening onto the welcoming hallway with useful storage cupboard. The sitting room benefits from a vaulted ceiling and has access to the secluded rear garden with feature vaulted window which makes for a naturally bright room, open plan to the dining area, and in turn the well appointed kitchen with breakfast bar, two Velux windows, integral fridge/freezer, dishwasher, electric eye-level oven, Bosch five ring gas hob with NEFF extractor above. Separate utility room with space for dryer and plumbing for washing machine, worksurface and basin plus WC. There are three double bedrooms and the generous contemporary bathroom with separate double shower with mixer shower, WC, and benefits from under floor heating.

Outside, the front garden is landscaped for ease of maintenance including artificial lawn and a well stocked border. The driveway provides ample off-road parking and leads up to the garage. The secluded rear garden has a patio area, lawned with shrubbery borders, timber shed and gated access to the front.

Council Tax Band: D





Approximate Area = 1127 sq ft / 104.7 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 1306 sq ft / 121.3 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

Cophorne Way is a quiet cul-de-sac off Pinehurst Park in the residential area of Aldwick. The village of Rose Green offers a wide range of shopping facilities including two Co-Op convenience stores, doctors surgery and library. The Cathedral City of Chichester and the seaside town of Bognor Regis are within easy reach.

What3Words: prefect.believer.easygoing

09/02/24



To arrange a viewing call **01243 842123** View details online at [henryadams.co.uk](https://www.henryadams.co.uk)