





## 1 Seacourt Close, Aldwick

A detached family home occupying a generous size plot in a most desirable area of Aldwick.



- ▶ **Pitched Roof Conservatory**
- ▶ **Separate Dining Room**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Modern Generous Family Bathroom**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **Double Aspect Sitting Room**
- ▶ **Fitted Kitchen through to Utility Area**
- ▶ **Four Bedrooms with Principal En-Suite Shower Room**
- ▶ **Double Garage and Ample Parking**
- ▶ **Enclosed Rear Garden**

A bright and spacious family home situated within a quiet cul-de-sac.

The accommodation briefly comprises, a welcoming entrance hallway with useful storage cupboard, double aspect sitting room with double doors to the pitched roof conservatory with access to the rear garden, dining room, kitchen with door to the utility room and with access to the rear garden. Cloakroom with WC.

The first floor comprises four bedrooms, with principal modern refitted en-suite shower room and modern refitted family bathroom.

Outside, the front garden is mainly laid to lawn with driveway to side providing ample parking and leading to an integral double garage with power and lighting. The rear garden is mainly laid to lawn with mature shrubs and trees.

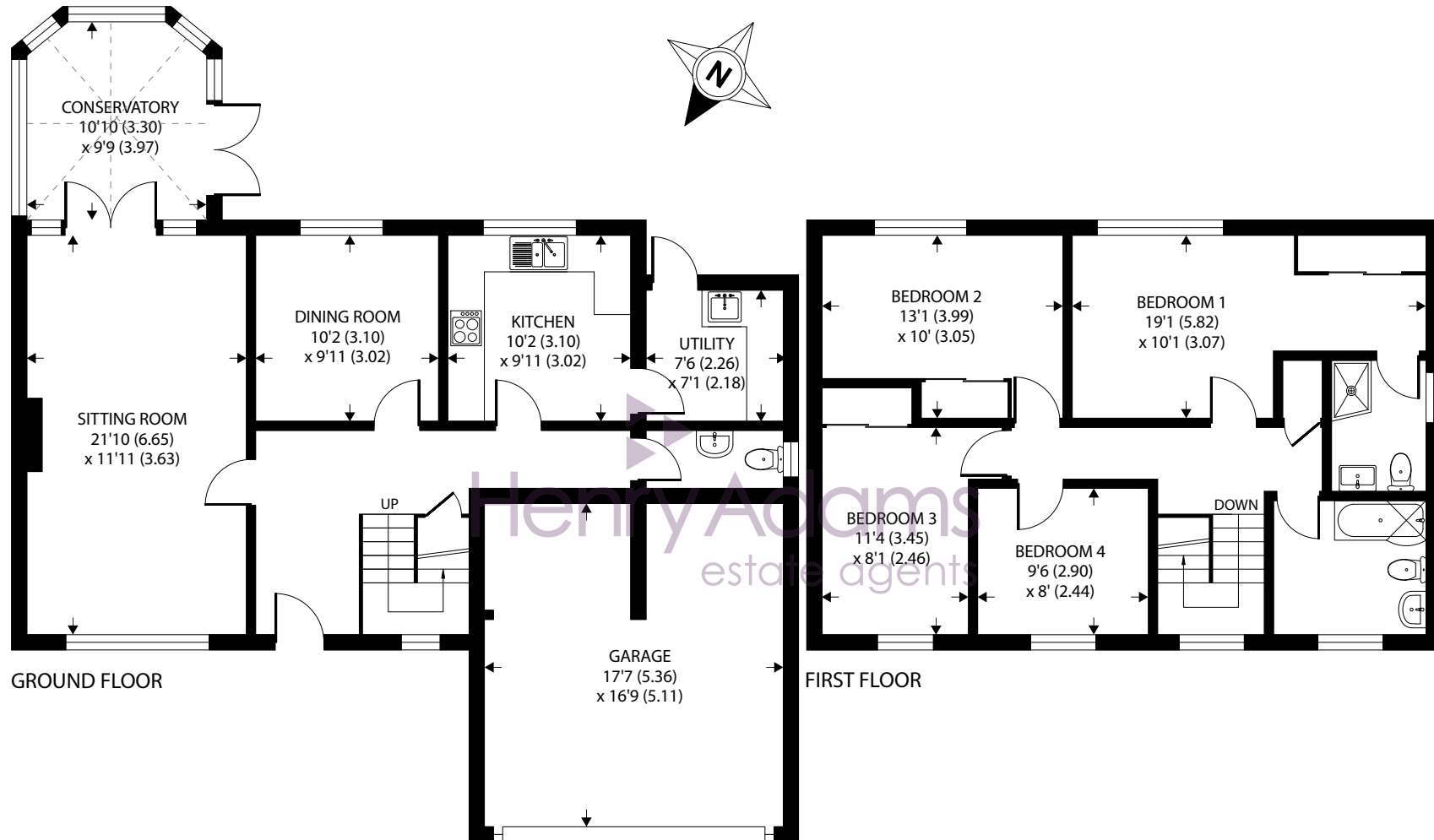
A viewing is thoroughly recommended to appreciate its quiet convenient location, together with its well proportioned bright and spacious accommodation.

Council Tax Band: F









## Seacourt Close, Bognor Regis

Approximate Area = 1571 sq ft / 145.9 sq m

Outbuilding = 289 sq ft / 26.8 sq m

Total = 1860 sq ft / 172.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Henry Adams. REF: 1097240

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

The property is conveniently located about half a mile from Aldwick beach and a similar distance from Rose Green village centre, which comprises a fine array of local shops including, a family butcher, general store, pharmacy and a post office. Bognor Regis town centre is about two miles, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, with its pedestrianised shopping precinct, comprehensive range of bistros, cafes and restaurants, as well as Chichester Festival Theatre and numerous other cultural and leisure activities is approximately six miles.

What3Words ///flat.shudders.putter

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