





## 1 Tyne Way, Aldwick

Popular Aldwick location. Detached bungalow situated in a quiet close with generous accommodation. No Forward Chain.



- ▶ Aldwick Park Location
- ▶ 'L' Shaped Sitting/Dining Room
- ▶ Three Generous Bedrooms
- ▶ Gas Central Heating
- ▶ Garage and Driveway
- ▶ Entrance Porch
- ▶ Fitted Kitchen
- ▶ Shower Room and Separate WC
- ▶ Walled Garden
- ▶ No Forward Chain

The accommodation briefly comprises, a side entrance porch opening onto a spacious hallway with doors leading to the living room and kitchen. The 'L' shaped sitting/dining room has large picture windows and an electric fire with surround. The dining area has a door leading through into the kitchen, which has recently been refitted with Shaker style units. There is a side access door leading through to the back garden. The bathroom has been upgraded to a modern shower room with vanity unit basin with storage and a WC and there is an additional separate WC. To the rear of the bungalow are two double bedrooms, one with fitted wardrobes and the addition of a third bedroom/study to the side.

Outside, the rear garden has a central lawn with established attractive borders, there are several patio areas to enjoy the sunshine at different times of the day. There is garage, which is accessed off the side through double gates on the driveway.

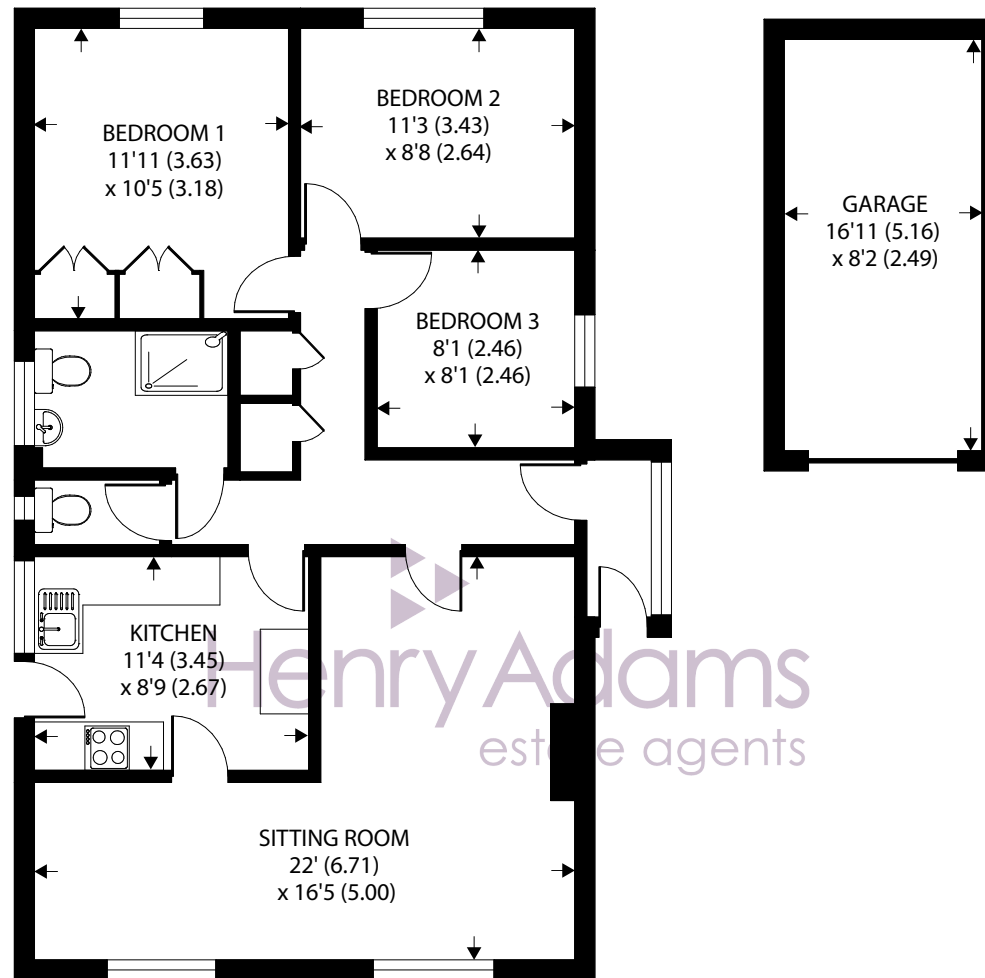
A viewing is thoroughly recommended, and the property is offered with no forward chain.

Council Tax Band: D









GROUND FLOOR

Approximate Area = 880 sq ft / 81.7 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1019 sq ft / 94.7 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

This spacious 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

What3words: wheels.heartened.greed

15/05/24

