





## 20 Alexander Close

Superb three bedroom semi detached house situated on the Grange Park estate in Aldwick, within walking distance to the beach.



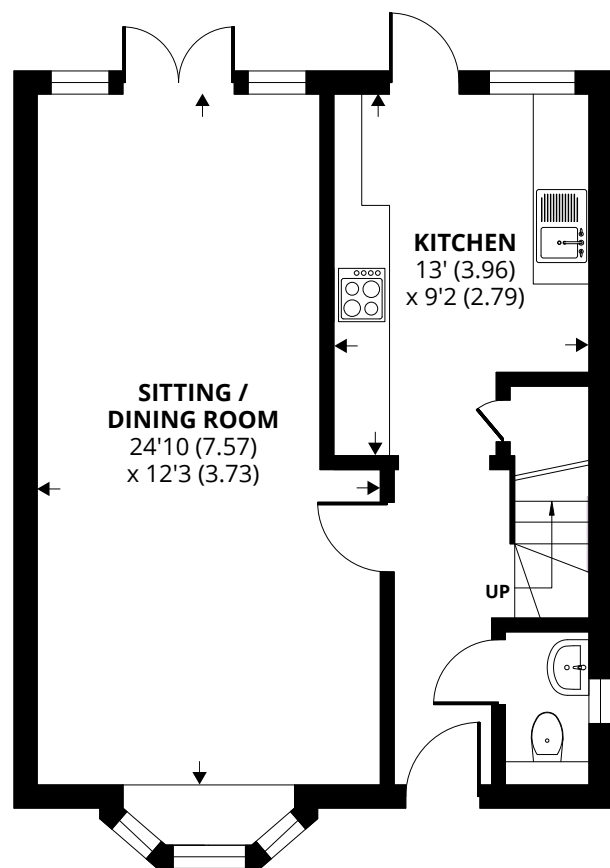
- ▶ Beautifully Presented Semi-Detached House
- ▶ Modern Refitted Kitchen
- ▶ Three Well-Proportioned Bedrooms
- ▶ Rear Garden with Garage Access
- ▶ Garage in Courtyard
- ▶ Sitting/Dining Room
- ▶ Cloakroom
- ▶ Modern Bathroom/WC
- ▶ Additional Off-Road Parking

Set in a very desirable location in a much favoured part of Aldwick and only about a third of a mile from the beach, this property is a deceptively spacious semi-detached Georgian style house. It offers well proportioned accommodation and is offered for sale in excellent decorative order. Particular features include, a ground floor WC, dual aspect sitting/dining room with a feature bay window and patio doors to the garden. The kitchen is fitted with a range of shaker style units with integral oven and hob and space for white goods. On the first floor, there are three generous bedrooms with fitted wardrobes and a modern bathroom/WC which incorporates a shower bath with contemporary basin.

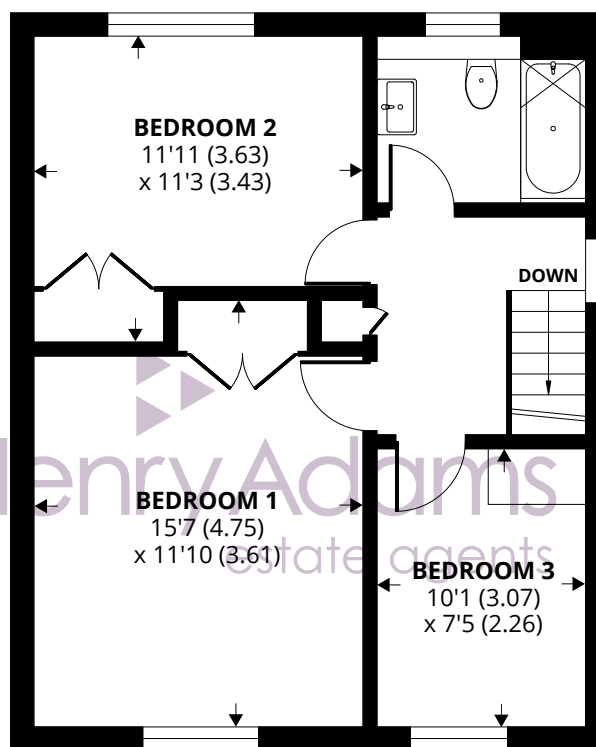
Outside, the property benefits from a well stocked rear garden with a central lawn, patio area and access directly into the garage. There is also additional off-road parking in Ludlow Close.

Council Tax Band: D

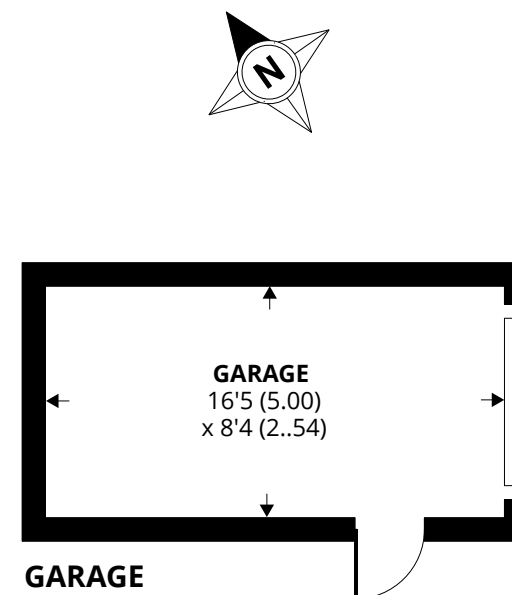




**GROUND FLOOR**



**FIRST FLOOR**



Approximate Area = 997 sq ft / 92.6 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1135 sq ft / 105.4 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

Alexander Close is in the popular location of Aldwick, which lies to the west of the seaside town of Bognor Regis. A good selection of shops are at hand in the village of Rose Green including a post office Co-Op convenience store, chemist and excellent butchers. Also within easy waking distance to Aldwick beach. Bognor Regis town centre lies approximately one and a half miles to the east and the cathedral city of Chichester is approximately seven miles away.

## Directions

What 3 words : seasonal.flukes.gullible

06/09/24

