





## 34 Crescenta Walk, Aldwick

Charming detached chalet style property requiring updating and situated in Aldwick. No Onward Chain.



- ▶ **Detached Chalet Style Property**
- ▶ **Kitchen**
- ▶ **Two First Floor Double Bedrooms**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **Gravel Driveway with Ample Parking**
- ▶ **Generous Size 'L' Shaped Sitting Room**
- ▶ **Dining Room**
- ▶ **Family Bathroom and Separate WC**
- ▶ **Westerly Facing Rear Garden**
- ▶ **No Onward Chain**

This two double bedroom detached chalet style property offers spacious accommodation and is in the popular residential area of Aldwick.

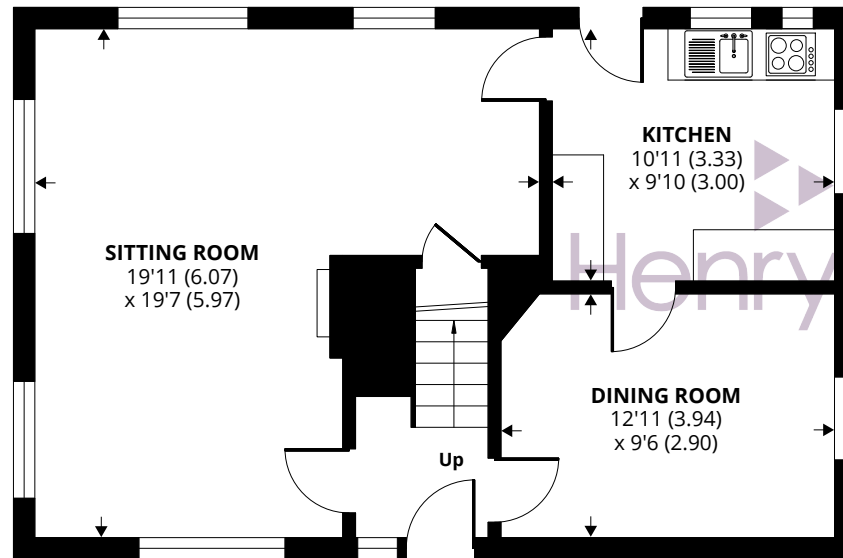
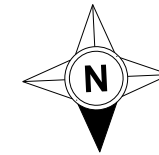
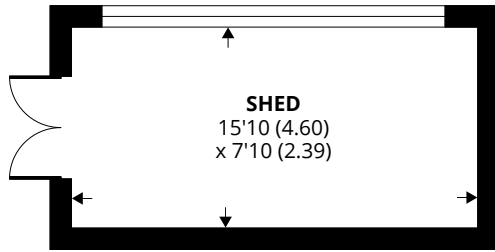
The ground floor accommodation comprises, entrance hallway, 'L' shaped triple aspect sitting room, separate dining room, kitchen overlooking the rear garden and side door giving access to outside.

Staircase leads to the first floor, on which can be found two good size double bedrooms, both with eaves storage and built-in wardrobes, plus bathroom and separate WC.

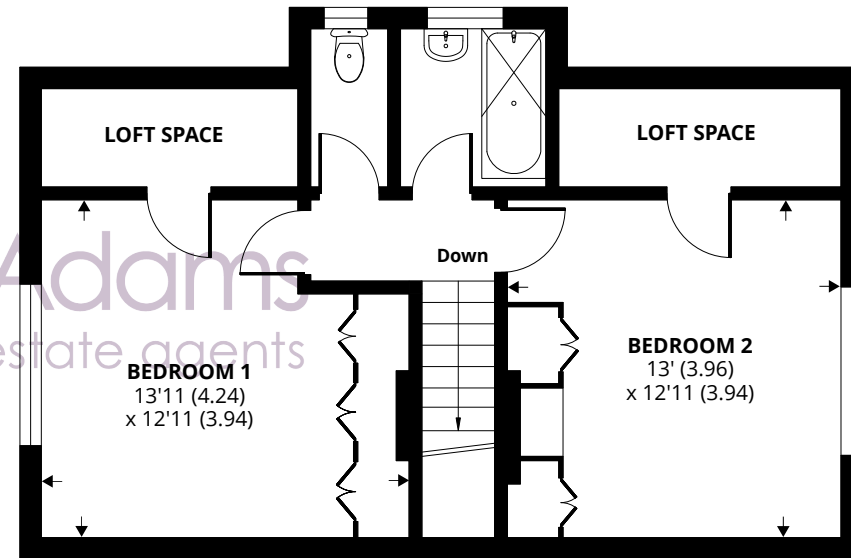
The westerly facing rear garden is mainly laid to lawn. The front garden is again laid to lawn with driveway to side providing ample off-road parking. This leads to a timber shed.

Council Tax Band: E





**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1185 sq ft / 110 sq m

Shed = 124 sq ft / 11.5 sq m

Total = 1309 sq ft / 121.5 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

Crescenta Walk is a well regarded road conveniently located to the west of Bognor Regis town centre. Both the shops on Aldwick Road and the seafront are within approximately half a mile of Crescenta Walk. In addition to this the Cathedral City of Chichester lies approximately six miles to the north-west, offering an extensive range of shopping and leisure facilities.

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