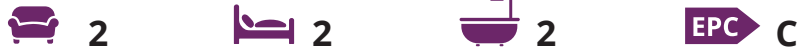






## 2 Carnot Close, Aldwick

An immaculate detached single storey residence on a niche private estate in Aldwick with south facing garden.



- ▶ **Detached Bungalow**
- ▶ **Sitting Room with adjoining Conservatory**
- ▶ **Two Bedrooms**
- ▶ **Summerhouse**
- ▶ **South Facing Rear Garden**
- ▶ **Exclusive Estate in Aldwick**
- ▶ **Kitchen/Diner**
- ▶ **Two Bathrooms**
- ▶ **Private Allocated and Visitor Parking**
- ▶ **No Forward Chain**

This well presented detached single storey property offers quiet secluded living on an exclusive development comprising just seven homes in Aldwick close to the seafront, Marine Park Gardens and adjoining West Park.

The property comprises, spacious entrance hall with all principal rooms leading off. The kitchen/diner is well appointed with integral appliances including dishwasher and fridge/freezer, and benefiting from a south facing aspect. The double French doors lead onto the sitting room, which again benefits from views across the south facing garden. With the addition of a wonderfully adjoining conservatory, the property is light and spacious throughout.

There are two double bedrooms, the principal bedroom with en-suite shower room and fitted wardrobes, and also a family bathroom both with modern white suites.

The private south facing garden is mainly laid to lawn with well-established shrub borders, paved patio areas, an insulated summer house and timber shed. The property is approached by a block paved footpath with a private gated access to West Park. There is private allocated and visitors' parking.

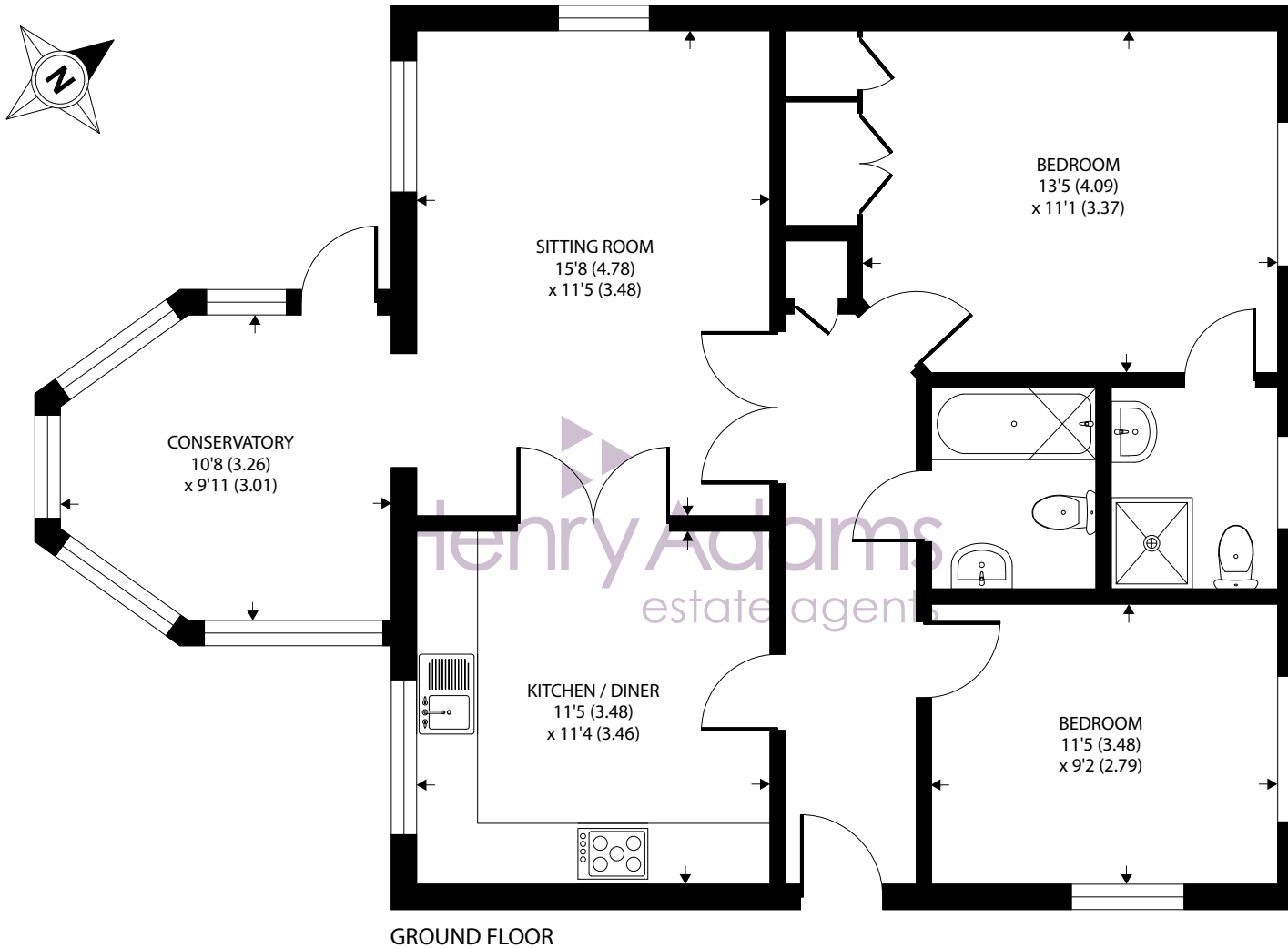
Annual Service Charge: We understand the service charge is £508.57 (2024)

Council Tax Band: E









Approximate Area = 869 sq ft / 80.7 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

Carnot Close is an exclusive development in Aldwick, close to both the seafront and West Park. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles; while Goodwood, famous for Glorious Goodwood horseracing, as well as hosting the world renowned Festival of Speed and Revival motor sport events is approximately eight miles. Golf clubs are situated at Felpham, Chichester and Goodwood and there are sailing clubs at Bognor Regis, Felpham, Pagham and the marina at Chichester Harbour.

What3Words ///trick.warm.price

17/09/24



