



## 2 Ruislip Gardens, Aldwick

Detached bungalow located in a quite cul-de-sac in Aldwick/Nyetimber. Set on a generous corner plot.



- ▶ **Detached Bungalow**
- ▶ **'L' Shaped Sitting/Dining Room**
- ▶ **Two/Three Double Bedrooms**
- ▶ **Secluded Generous Wrap-around Garden**
- ▶ **Modernisation and Extension Opportunity**
- ▶ **Cul-de-Sac Location**
- ▶ **Kitchen/Breakfast Room/Conservatory**
- ▶ **Modern Shower Room with WC**
- ▶ **Driveway leading to Detached Garage**

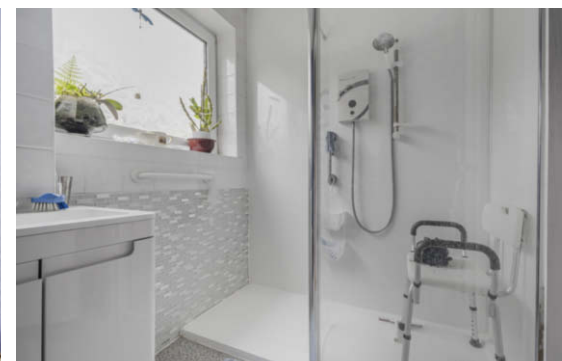
An excellent opportunity for the next owner to put their own stamp on this detached bungalow as the property does require some updating and there is potential to extend as the bungalow sits on a generous corner plot.

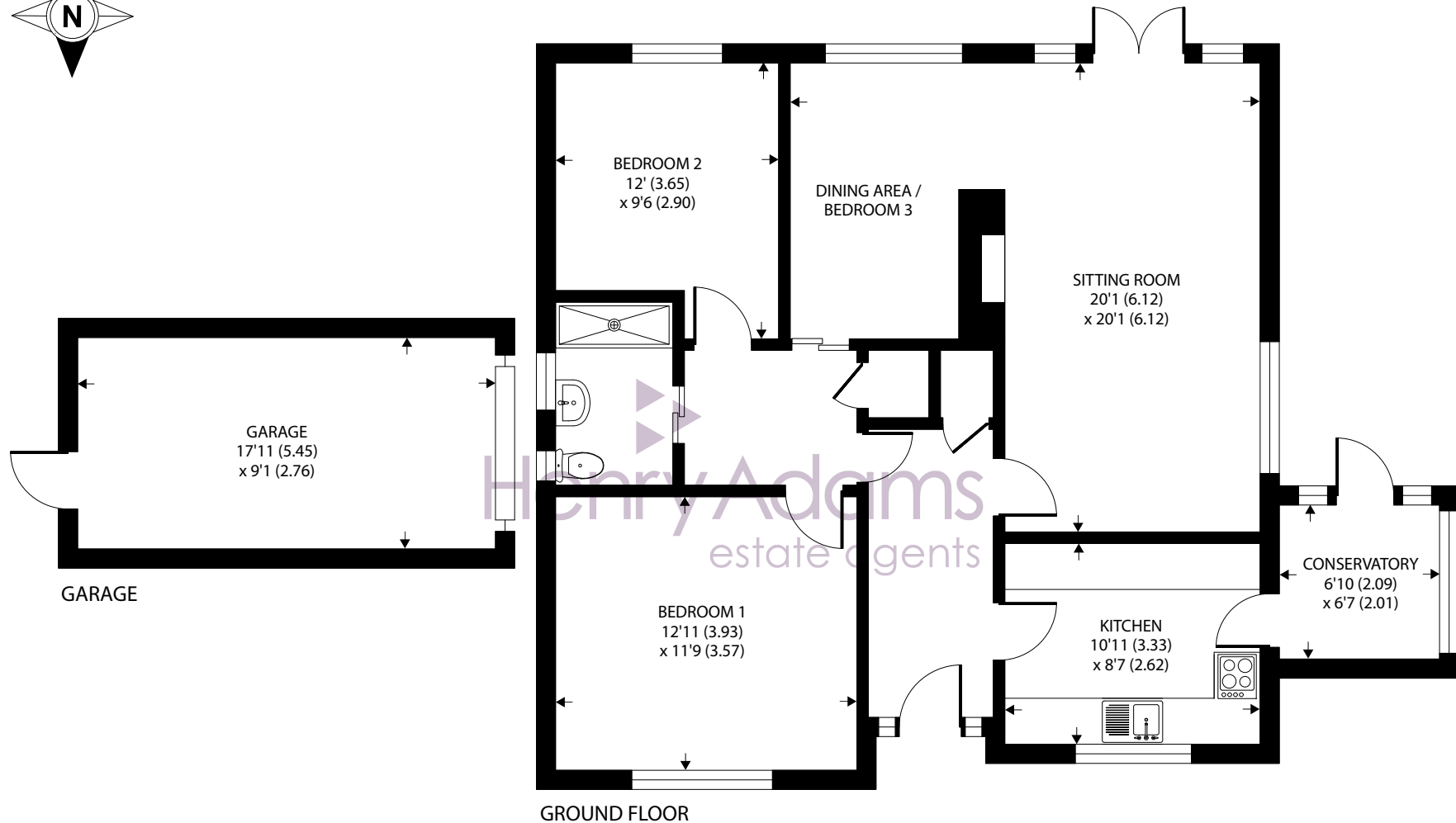
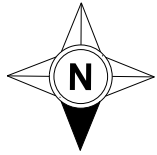
The accommodation briefly comprises entrance hallway with airing cupboard, dual aspect 'L' shaped sitting room/dining room with patio doors opening onto the garden. The dining area has an archway through to the sitting room as the wall was opened up. However, should the incoming buyer want the additional bedroom, the wall could be re-instated. The kitchen/breakfast room is fitted with a range of cupboards with an electric oven and gas hob and there is space for white goods. There is a side conservatory opening onto a large paved courtyard area. There are two double bedrooms and a modern shower room with double walk-in shower, vanity basin and WC.

Outside, the front garden is laid to lawn, to the side there is a driveway leading to the garage which also has a personal door from the back garden. The rear garden is predominantly laid to lawn bordered by mature hedges with space on both sides of the bungalow for possible extensions.

A viewing is recommended to appreciate its convenient location and scope for extension and improvement.

Council Tax Band: D





Approximate Area = 937 sq ft / 87 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1098 sq ft / 101.9 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

Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience food store, newsagents and a number of traditional country public houses. Local infants and juniors schools can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to Bognor Regis town centre (about three miles distant), which offers a more comprehensive range of shops and a rail link to London Victoria. The cathedral city of Chichester is approximately six miles away.

What3Words /// dearest.skewed.devoured

28/11/24

