





The Gayles, 7 Willowhale Avenue, Aldwick

Character 1920's family home set in approximately a quarter of an acre and located within a much sought-after area of Aldwick.



- ▶ 1920's Extended Detached House
- ▶ Dining Room with Dual Fuel Burner
- ▶ Ground Floor Shower Room with WC
- ▶ En-suite Shower Room
- ▶ Ample Parking and Garage
- ▶ Triple Aspect Sitting Room
- ▶ Well Appointed Kitchen and Electric Underfloor Heating
- ▶ Five Double Bedrooms
- ▶ Larger than average Family Bathroom
- ▶ Southerly Aspect Rear Garden

This beautifully presented character family home is located in a much sought-after tree-lined Avenue in Aldwick. This home has been thoughtfully updated in recent years by the current owners. The property benefits from replacement double glazing and gas fired central heating.

The bright and spacious accommodation briefly comprises, a welcoming entrance hallway with modern shower room with WC, triple aspect sitting room which extends into a garden room overlooking the rear garden and with patio doors giving access to the rear garden, separate dining room with dual fuel burner and being currently configured as a snug by the current owners and well-appointed refitted kitchen fitted with door to utility area.

Stairs rising to the spacious galleried landing, four generous bedrooms, principal bedroom having fitted wardrobes and refitted en-suite with WC. Larger than average family bathroom with bath plus shower cubicle, door to useful eaves storage.

Stairs to the second floor with ample storage facilities from the landing and door to a fifth double bedroom.

Council Tax Band: F

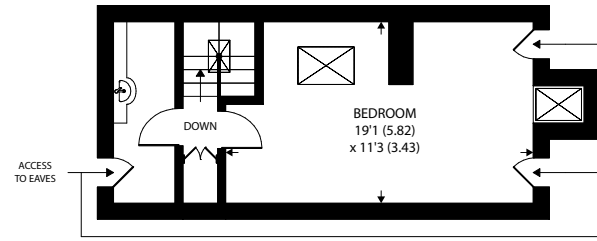




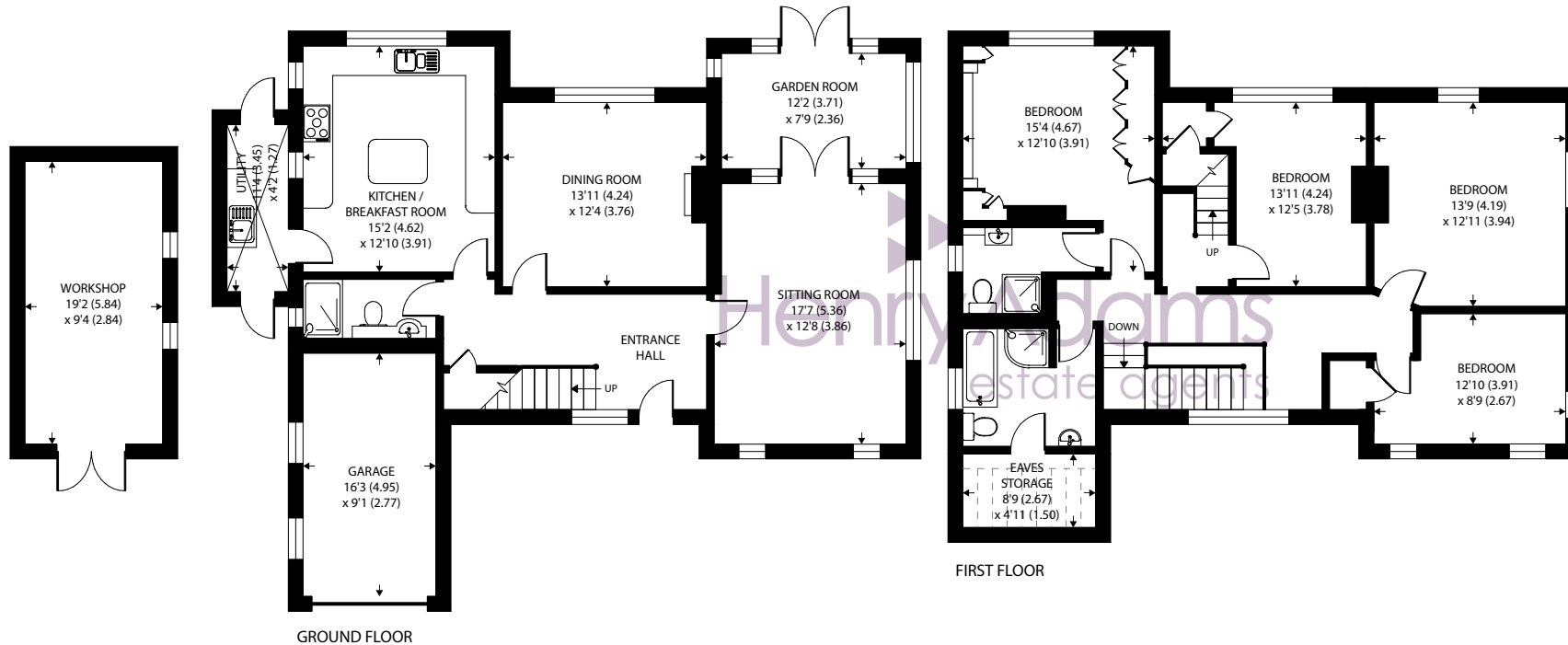




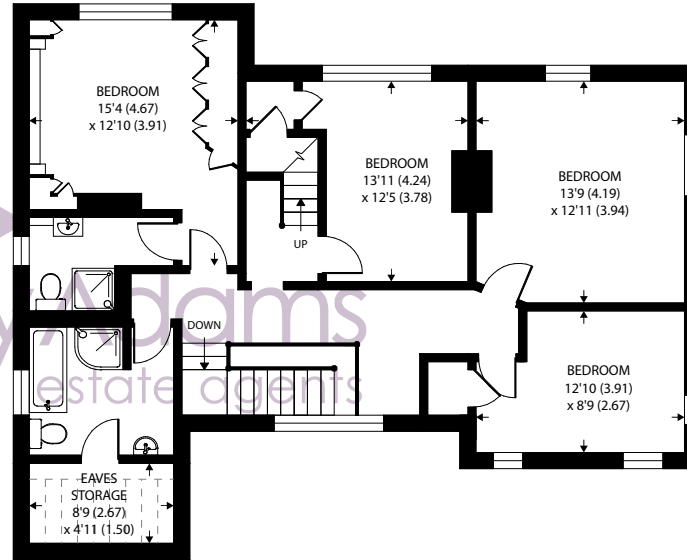
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Area = 2402 sq ft / 223.1 sq m (includes garage)

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 2616 sq ft / 243 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.

Outside, the front provides ample parking with block paved driveway leading to the integral garage having power and light, in addition hard standing for a caravan or boat. The mature and well-established rear garden is predominantly laid to lawn with timber workshop and rear vegetable patch. Feature pond with waterfall. Viewing is thoroughly recommended to appreciate all that this substantial property has to offer.

Location

Popular tree-lined avenue in Aldwick within walking distance to the village of Rose Green offering local shopping facilities, excellent schools, library and doctors surgery. The seaside town of Bognor Regis is approximately two miles to the east with its precinct shopping facilities, a range of cafes, bars and restaurants and the beach and promenade. There is a mainline railway station with services to London Victoria and the South Coast. 14/11/24

What3Words ///golden.umbrellas.endings



