





## 14 Blondell Drive, Aldwick

A well-presented link-detached family home situated in Aldwick, offering modern living with its thoughtful design.



- ▶ **Link-Detached Property in Desirable Area**
- ▶ **Versatile Living Accommodation**
- ▶ **Spacious Living and Dining Area**
- ▶ **Well Designed Bathroom with Free-standing Bath and Double Sink Unit**
- ▶ **Three/Four Bedrooms**
- ▶ **Pitched Roof Conservatory**
- ▶ **Contemporary Kitchen**
- ▶ **Landscaped Garden**

A light and spacious link-detached family home in Aldwick with Avisford Park within the immediate area. The property benefits from gas fired central heating and double glazing, and is conveniently located for local schools.

The accommodation comprises entrance hallway with storage cupboard and WC, a bright and inviting sitting/dining room with French doors onto the pitched roof conservatory. The kitchen is designed contemporary with dark grey handle less cabinets and white counter tops.

The first floor comprises three bedrooms, which include fitted wardrobes, shutters and tastefully decorated. The main bathroom has a free-standing bath and double sink unit.

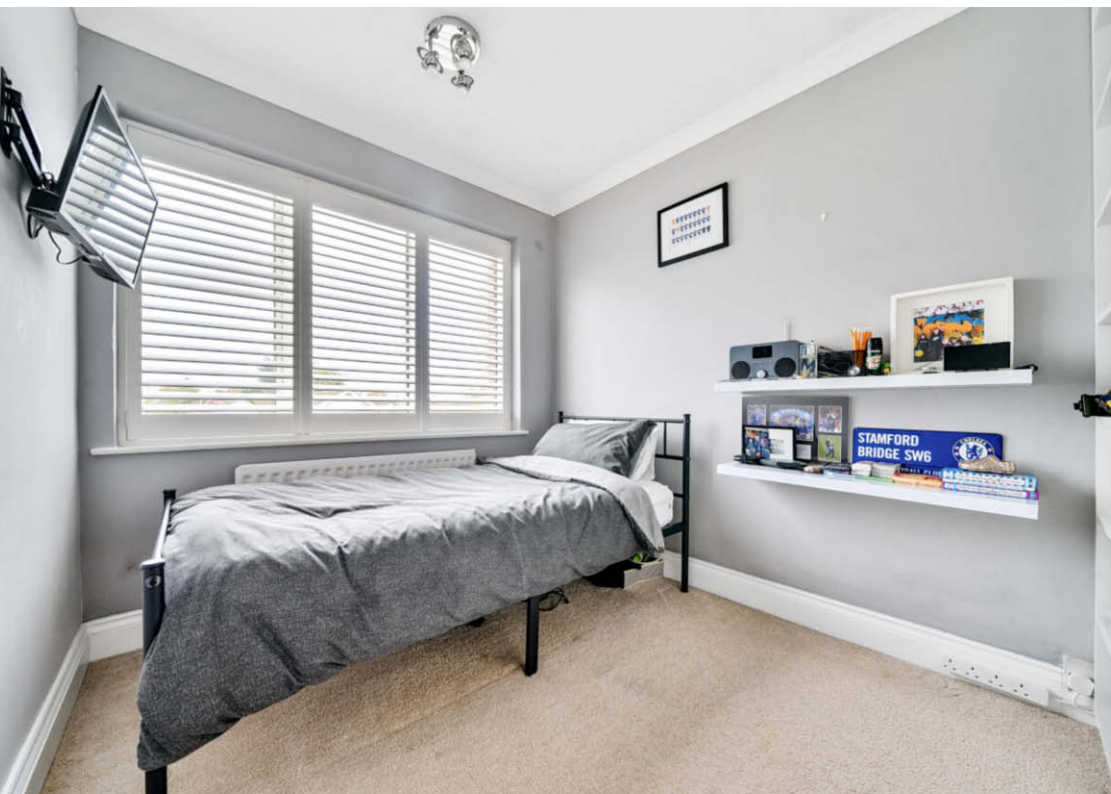
The back of the garage has been thoughtfully converted into a versatile room, ideal for use as an additional bedroom or study. With the convenience of a downstairs shower room. The front of the garage is used as storage space.

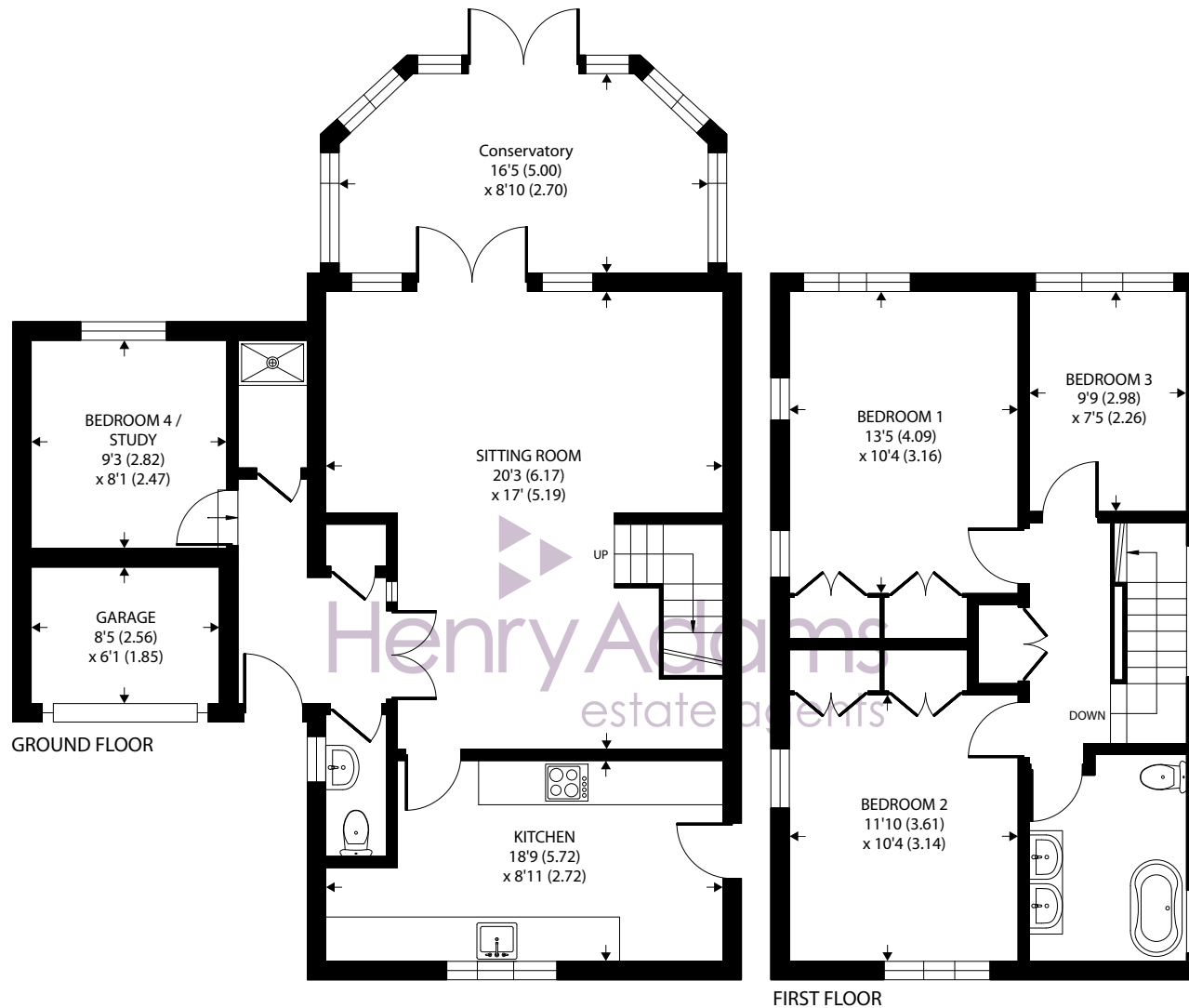
Outside, the front garden is well presented and features a block paved driveway up to the front door. The enclosed rear garden is predominantly laid to lawn with a patio/decking area to the rear.

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Approximate Area = 1347 sq ft / 125.1 sq m

Garage = 51 sq ft / 4.7 sq m

Total = 1398 sq ft / 129.8 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.

A viewing is highly recommended to appreciate the spacious, light and airy accommodation on offer, together with its convenient location.

### Location

Blondell Drive is a mature residential location situated in Aldwick, approximately two and a half miles west of Bognor Regis and half mile level walk from Rose Green village centre, which offers a range of local facilities including an infant and junior school, pharmacy, post office, convenience food store, newsagent, family butcher and hardware store. The village doctors surgery and Library are just around the corner. The Cathedral City of Chichester is approximately six miles.

Council Tax Band: E

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