





## 32 Chawkmare Coppice, Aldwick

A detached bungalow situated in a no-through road and located in a much sought-after area of Aldwick. Offered with no onward chain.



- ▶ Detached Bungalow
- ▶ Fitted Kitchen
- ▶ Three Double Bedrooms
- ▶ Gas Fired Central Heating and Double Glazing
- ▶ Garage and Driveway
- ▶ Sitting/Dining Room
- ▶ Shower Room with WC
- ▶ Cloakroom with WC
- ▶ Secluded Rear Garden
- ▶ Excellent Position for Aldwick Beach

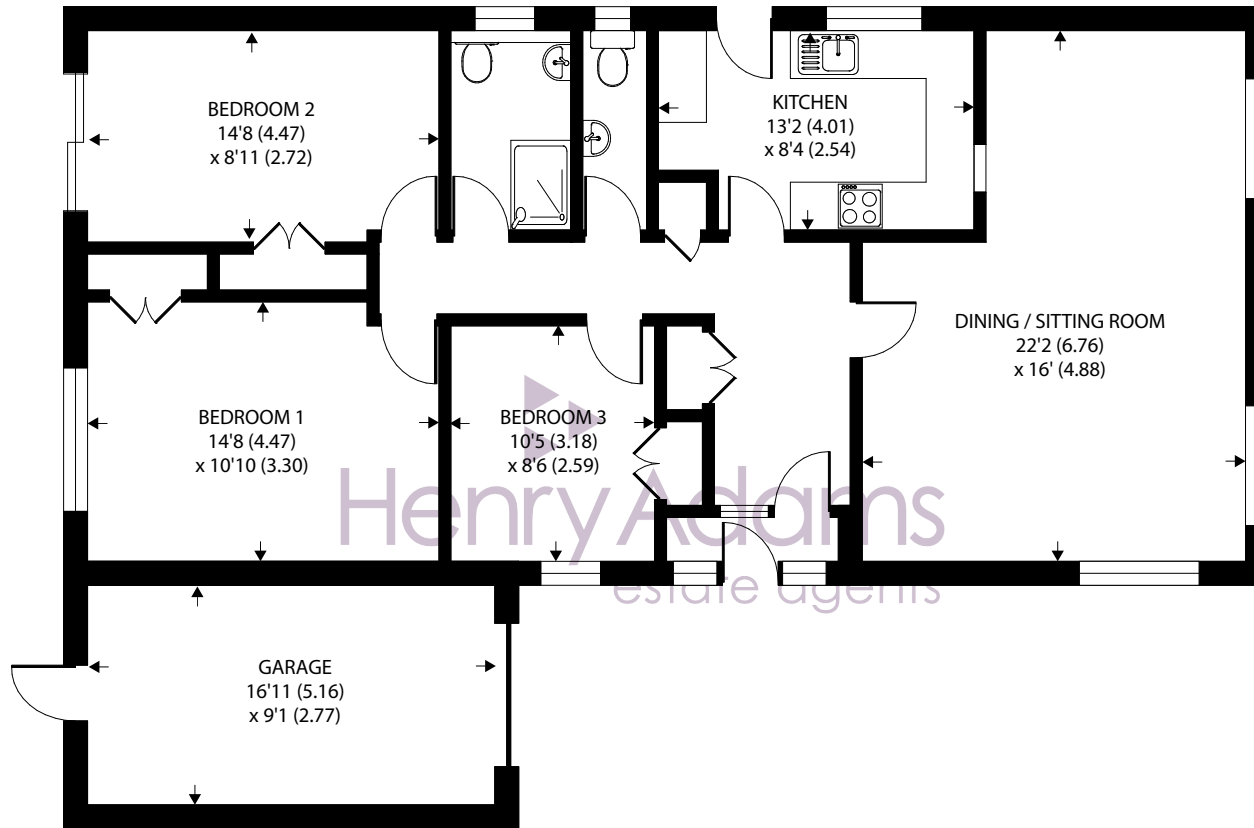
A viewing is highly recommended of this home to appreciate its convenient location and spacious well-proportioned accommodation.

The layout comprises entrance porch, welcoming entrance hallway with useful double cupboard, dual aspect sitting/dining room, kitchen with door to side access, shower room with WC plus separate cloakroom with WC. Three double bedrooms, all with double recessed wardrobe cupboards.

Outside, the front garden is laid to lawn with driveway to side providing ample parking and leading to a single garage, having power and light and personal door to the rear garden. The secluded rear garden is predominantly laid to lawn.

Council Tax Band: E





GROUND FLOOR

Approximate Area = 1075 sq ft / 99.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1228 sq ft / 114.1 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

The property is positioned within the popular Aldwick Fields development within the parish of Aldwick, about two miles to the west of Bognor Regis. Aldwick offers a range of local facilities including a shopping parade in Aldwick Road where there is a Tesco Express convenience store. The historic Cathedral City of Chichester is about six miles, which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre. The local beach is also within easy access.

What3Words ///intend.sculpture.years

30/12/24

