



**32 Chawkmare Coppice, Aldwick**

Guide Price **£450,000**

## 32 Chawkmare Coppice

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

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

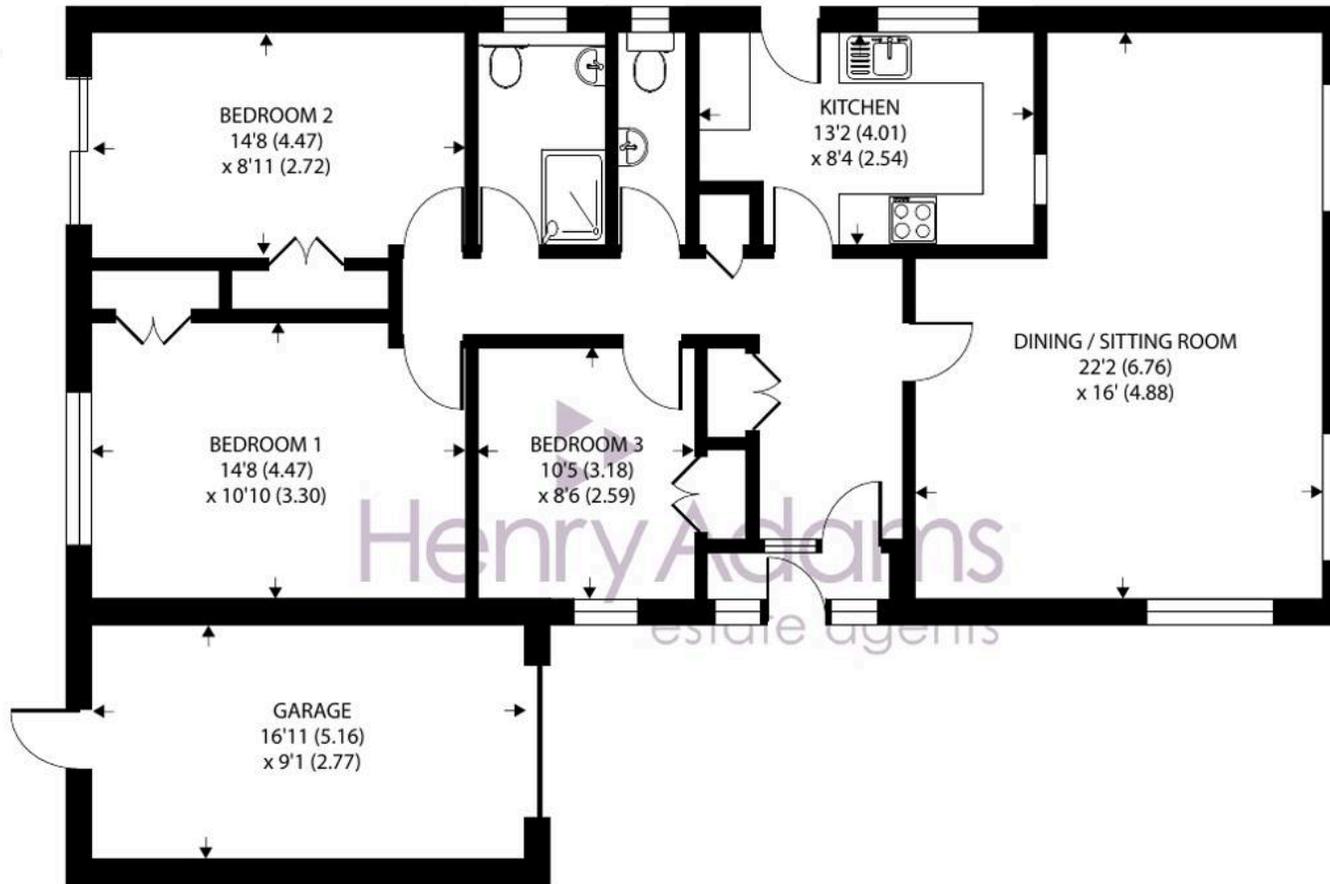
A viewing is highly recommended of this home to appreciate its convenient location and spacious well-proportioned accommodation.

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.







GROUND FLOOR

## Chawkmare Coppice, Aldwick

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1218533

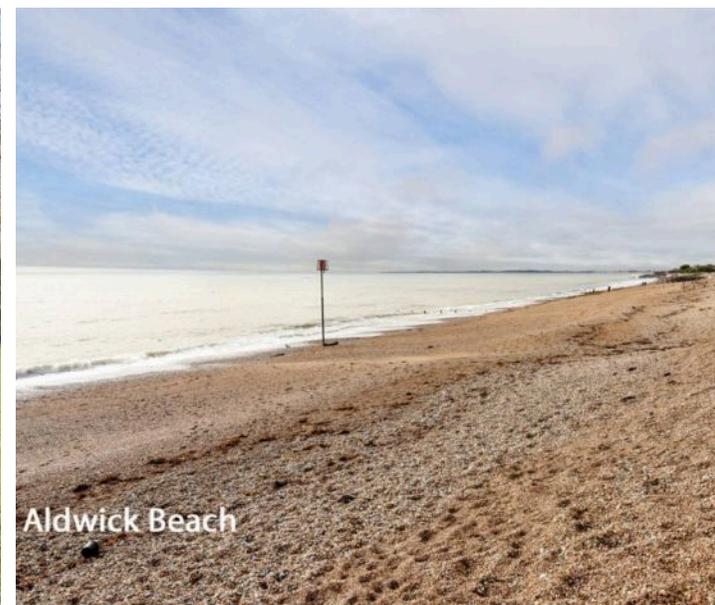
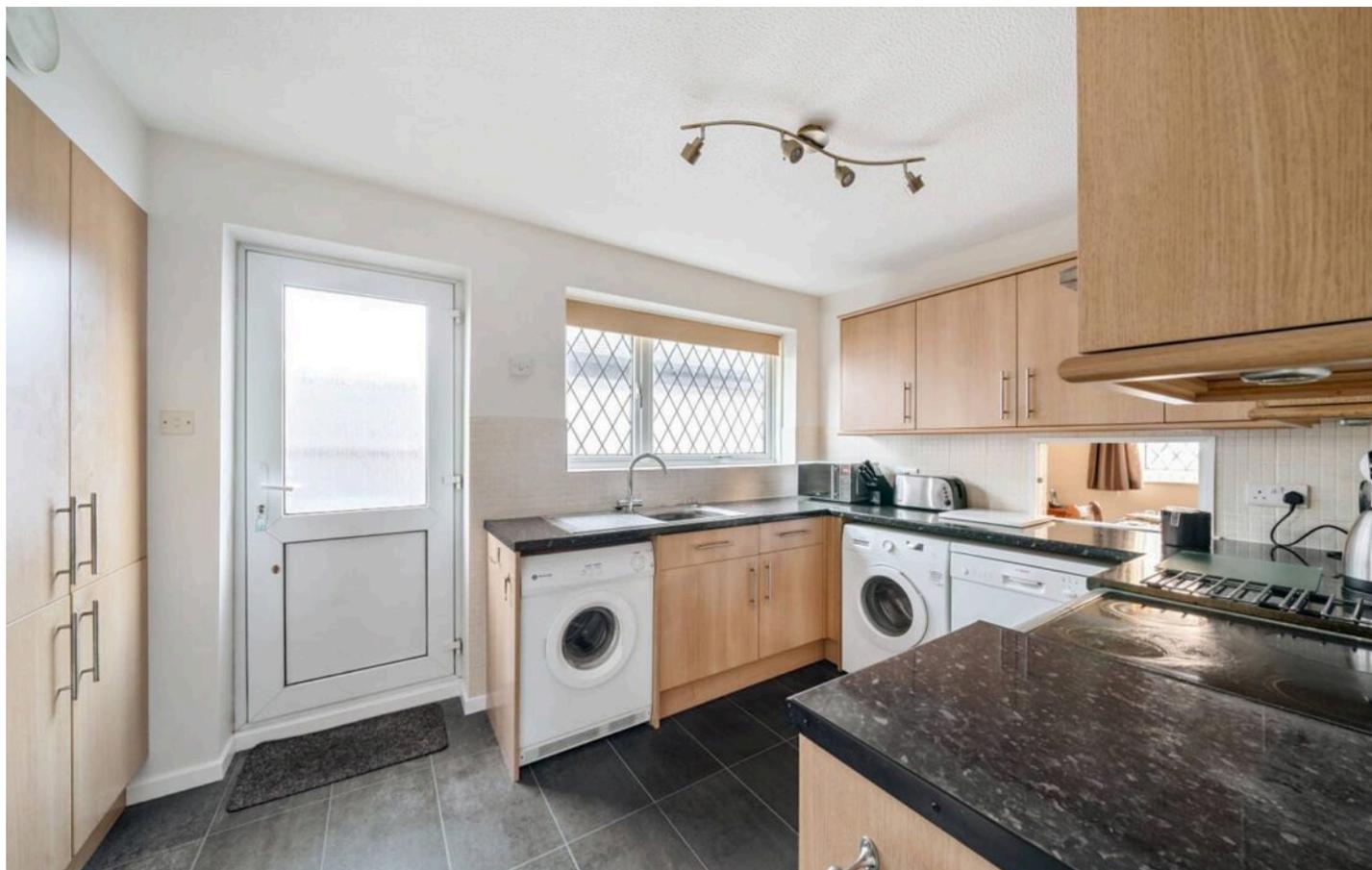
The property is positioned within the popular Aldwick Fields development within the parish of Aldwick, about two miles to the west of Bognor Regis. Aldwick offers a range of local facilities including a shopping parade in Aldwick Road where there is a Tesco Express convenience store. The historic Cathedral 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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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