





12 & A Half Old Place, Aldwick

This link-detached family home is situated in the much sought-after area of Aldwick, located at the end of a cul-de-sac.



- ▶ **Link-Detached House**
- ▶ **Conservatory with Warm Roof**
- ▶ **Kitchen plus Utility Room**
- ▶ **Four Bedrooms**
- ▶ **Family Bathroom plus En-Suite Shower Room**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Dining Room**
- ▶ **Cloakroom with WC**
- ▶ **Mature Enclosed Rear Garden**
- ▶ **Double Garage**

This family home is located within a private courtyard forming part of an award-winning development in Aldwick situated to the west side of the seaside town of Bognor Regis. The property benefits from double glazing and gas fired central heating (new boiler installed June 2024). Solar panels together with batteries, this contributes to lowering the cost of the electricity used.

The accommodation briefly comprises, entrance way with doors to the cloakroom with WC and double garage, further door opening into the dining room, with double doors giving access to the rear garden, dual aspect sitting room which leads to the conservatory and in turn the rear garden, kitchen with 'Stoves' double oven, electric hob and extractor above, utility with space and plumbing for washing machine, sink and door to side access.

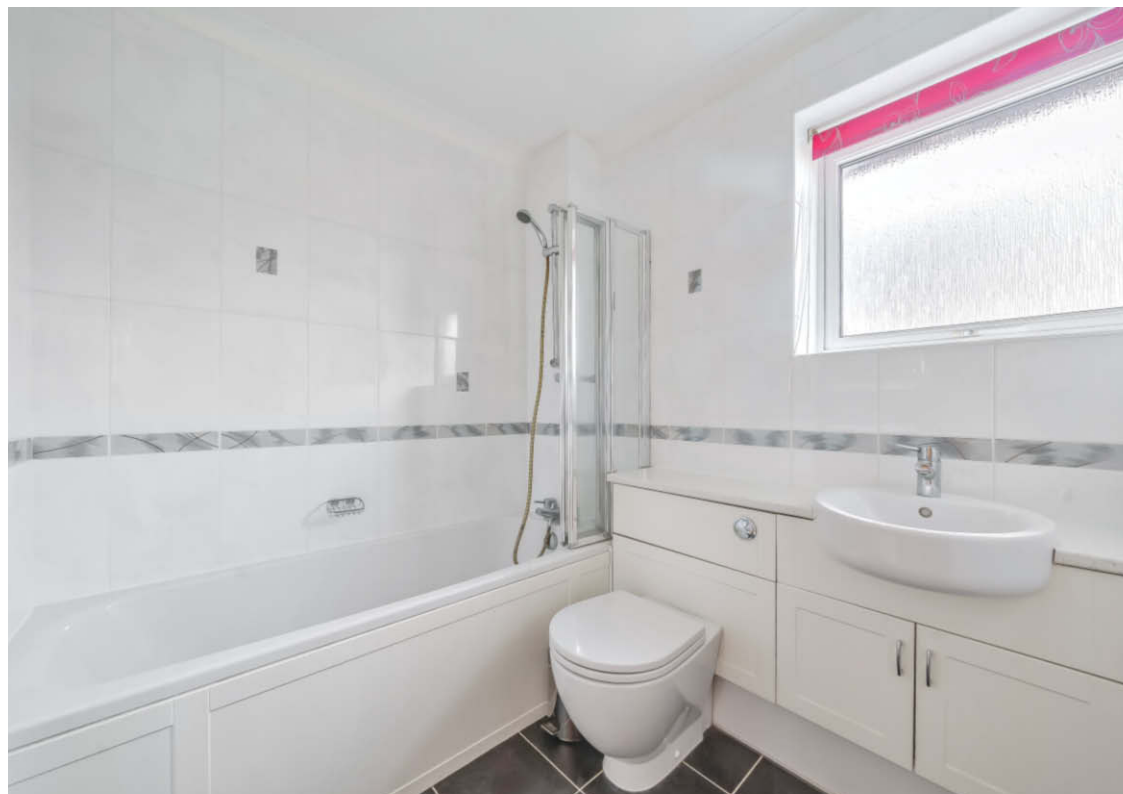
The first floor comprises four bedrooms, three having fitted wardrobe cupboards, en-suite shower room and family bathroom.

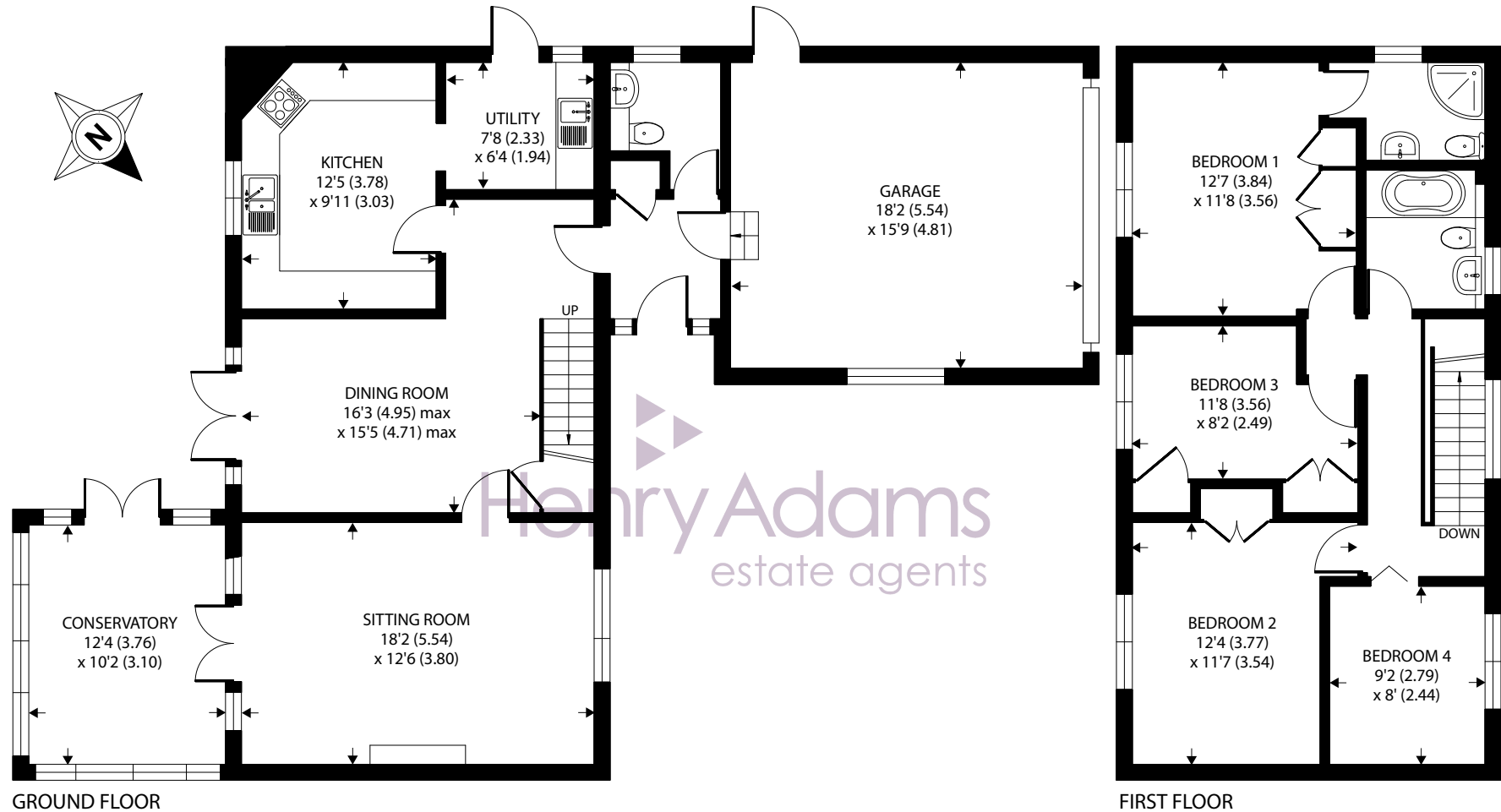
Outside, the double garage is accessed via an electric roller door. The well-established rear garden with patio, is mainly laid to lawn with mature shrubs and trees offering an element of seclusion.

Communal Charges: We understand the annual charge for the upkeep of the communal areas is approximately £266.









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

Old Place is a highly regarded and much sought-after mews style development situated in Aldwick. Rose Green village is less than half a mile away where there is an excellent range of shopping facilities, a public library, infant and junior schools and a doctors surgery. The cathedral city of Chichester and Chichester Marina are about six miles, and the seaside town of Bognor Regis is approximately two miles to the east.

Council Tax Band: E

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