



2 Blondell Drive, Aldwick

Guide Price £400,000

 **Henry Adams**
estate agents

2 Blondell Drive

A cared for family home with a west-facing wrap-around garden situated on a corner plot.

- Bright and Airy Family Home
- Semi-Detached
- Vendor Suited
- Extended Kitchen
- Three Generous Bedrooms
- Well-maintained Throughout
- West Facing Garden
- Corner Plot
- Driveway Parking for Two Vehicles
- Double Garage

A light and spacious semi-detached family home in Aldwick that has had improvements by the current owners who have resided here for over 50 years. The property benefits from gas fired central heating and double glazing and is conveniently located for local schools.

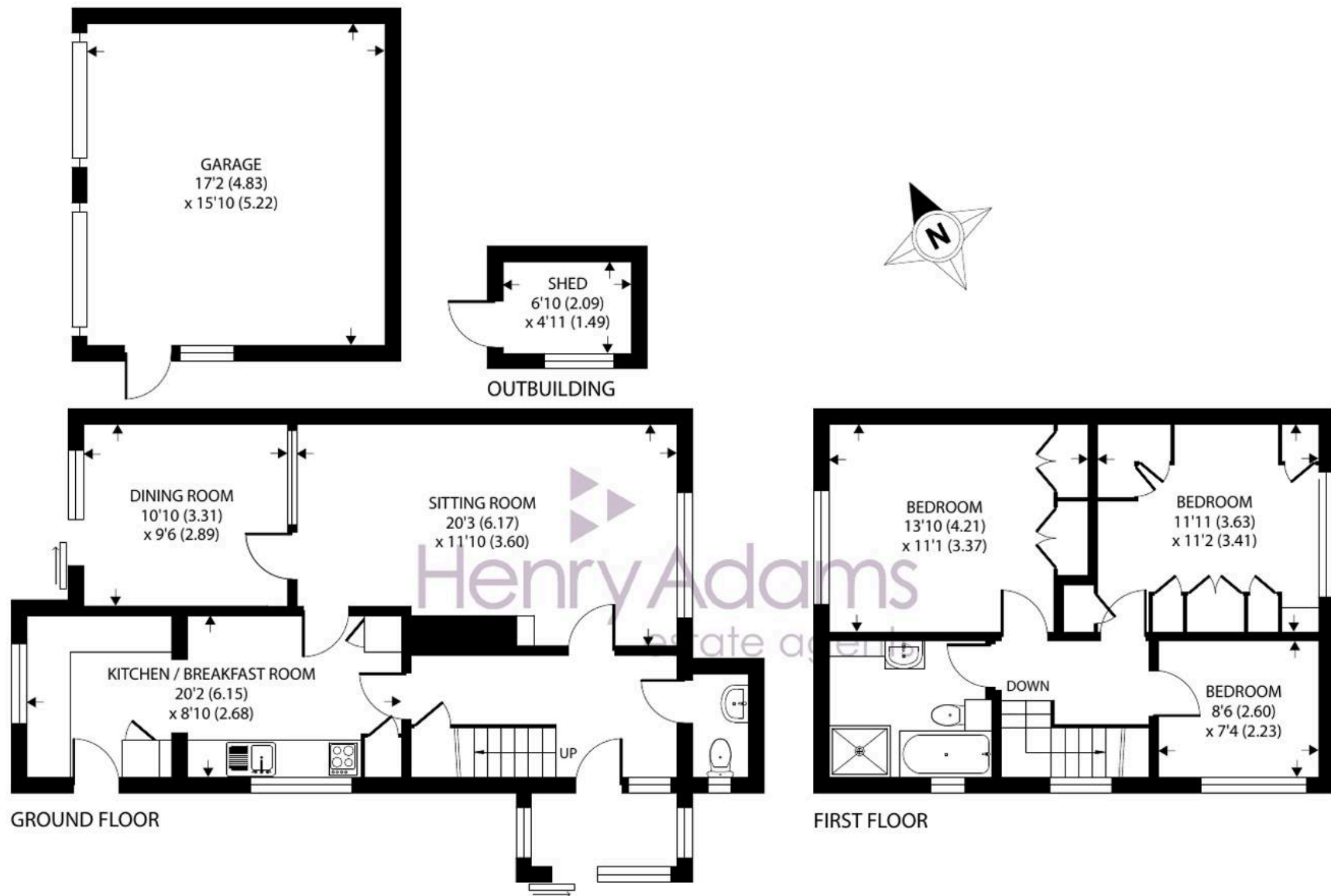
The accommodation comprises spacious and welcoming entrance hallway with storage cupboard and WC, a bright and inviting sitting room and dining room with patio doors onto the established rear garden. The kitchen boasts a comprehensive range of fitted units, worktop space and breakfast table.

The first floor comprises three generously sized bedrooms, one of which is currently utilised as a home office, the further two bedrooms include fitted wardrobes and overlook the gardens. The family bathroom benefits from a 4-piece white suite including separate shower and under-sink storage.









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Approximate Area = 1168 sq ft / 108.5 sq m

Garage = 271 sq ft / 25.2 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 1472 sq ft / 136.7 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). © nichecom 2025. Produced for Henry Adams. REF: 1267731

Outside, the enclosed private front garden is well presented with a privacy hedge, established flowerbeds and features a block paved path up to the front door with covered porch. The enclosed rear west facing garden is mostly laid to lawn and flaunts two patio areas, perfect for dining outside.

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

What3Words ///guards.jabs.indulges

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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