



Karenza Hook Lane, Aldingbourne, PO20 3TB

Guide Price £425,000

 **Henry Adams**
estate agents



Karenza, Aldingbourne

A bright spacious detached bungalow situated in a popular rural village setting.

- Excellent scope to extend (STPP)
- Sunny dual aspect sitting room
- Three bedrooms
- Bathroom
- Large garden
- Long private driveway providing off-road parking
- No onward chain

A traditional three-bedroom detached bungalow set within a generous 0.23-acre plot in a semi-rural location approximately six miles east of Chichester. The property is well presented throughout and offers excellent scope for extension or reconfiguration, subject to the necessary planning consents.

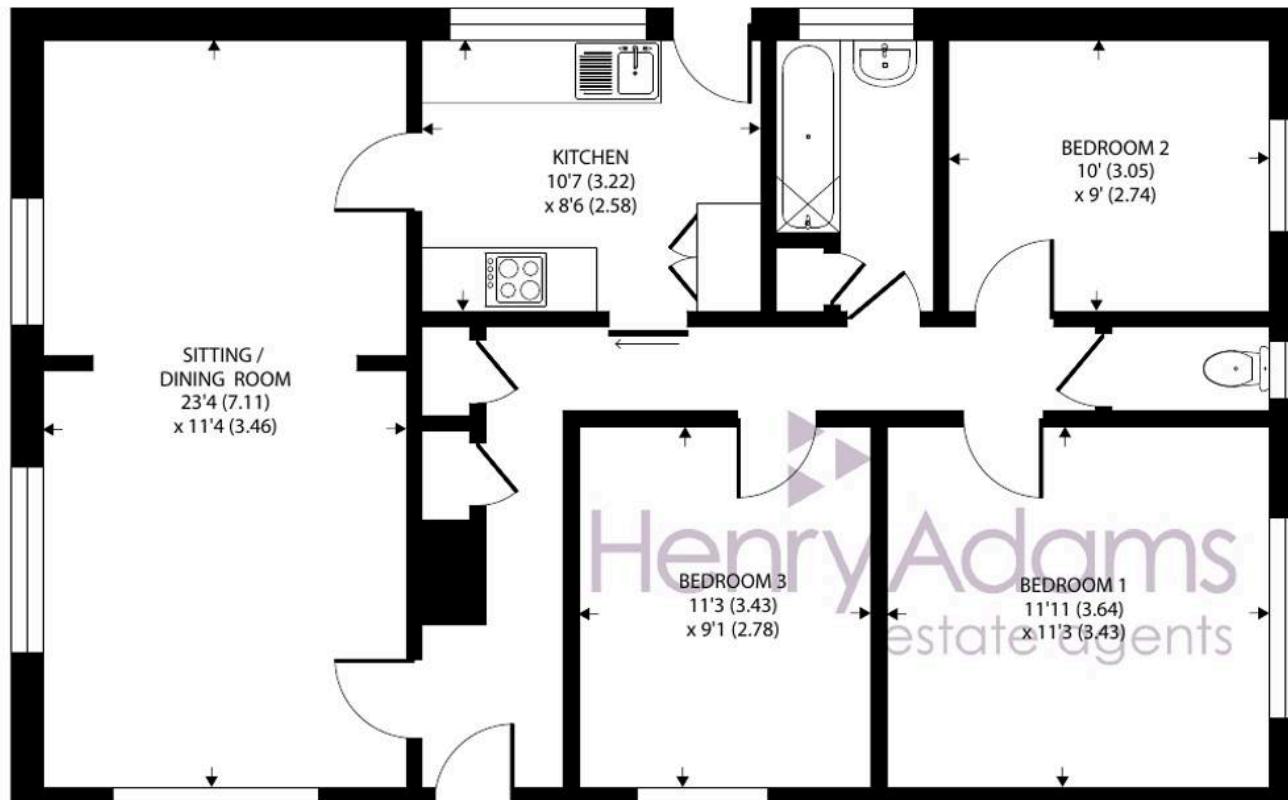
The versatile accommodation comprises an entrance hall, a bright dual-aspect sitting room and a well-equipped kitchen fitted with a range of cupboards, integrated double oven and gas hob. There are three bedrooms, a bathroom with a white suite and shower over the bath and a separate WC.

Outside, the property benefits from generously proportioned gardens to both the front and rear, predominantly laid to lawn, providing an attractive and private setting. A private driveway runs along the side of the bungalow, offering ample off-road parking.

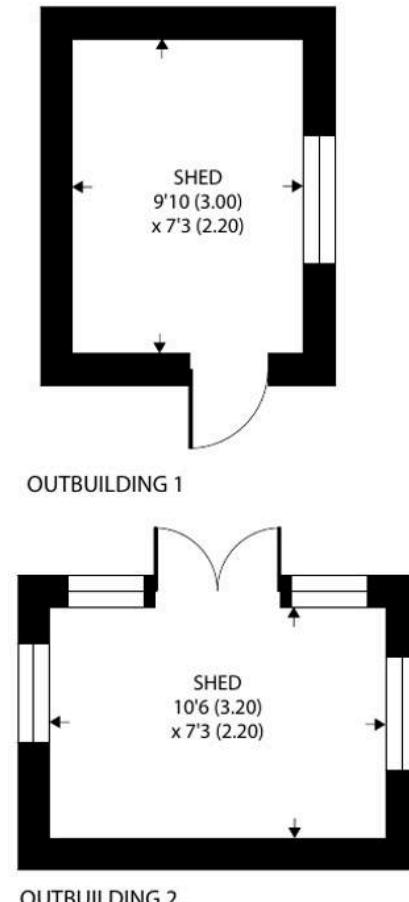
The property is offered for sale with no onward chain.







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Approximate Area = 893 sq ft / 82.9 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 1040 sq ft / 96.5 sq m

For identification only - Not to scale



Location - Nearby is a local convenience store and primary school. There are further amenities and railway station at Barnham. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed east along the A27 and straight over the Tangmere/Boxgrove roundabout. Take the turning on the right signposted to Westergate (B2233 - Nyton Road). Continue to the end of Nyton Road and turn right onto Westergate Street. Just before the railway crossing turn right into Hook Lane and proceed for approximately 0.15 of a mile where Karenza is on the right.

Arun District Council - 25/26 Tax Band D £2,360.96 EPC-D

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.

To arrange a viewing call 01243 533377 view details online at
henryadams.co.uk

