

The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font in a light color against a dark blue square background.

Sims Williams



TINKERSBELL, HOOK LANE, ALDINGBOURNE, SUSSEX, PO20 3TE





APPROXIMATE GROSS INTERNAL AREA = 1437 SQ FT / 133.5 SQ M

STORAGE = 131 SQ FT / 12.2 SQ M

TOTAL = 1568 SQ FT / 145.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

# £550,000 Freehold

TINKERSBELL, HOOK LANE,  
ALDINGBOURNE,  
SUSSEX, PO20 3TE

- Modern Spacious Chalet
- Stylish Accommodation
- Double Aspect Lounge
- Fitted Kitchen/Family Room
- Separate Utility Room
- 3 Ground Floor Bedrooms
- 1 First Floor Bedroom
- Modern Family Bathroom
- Superb Westerly Gardens

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

Situated in a sought after semi rural location whilst being within easy reach of local school, shops and public transport.

The property offers stylish, extended accommodation with the open plan living space providing a good size double aspect lounge which opens onto the gardens. Off the lounge is the impressive double aspect kitchen/family room.

The kitchen area has been fitted with contemporary Shaker style units and quartz working surfaces. There is a useful concealed larder cupboard and space for various appliances. The family area has full width bi-fold doors which also open onto the gardens.

The ground floor provides 3 double bedrooms together with the modern, part tiled family bathroom.

There is also a separate utility room on the ground floor with door to the side.

There is a further bedroom of the first floor plus a further walk in storage area.

Outside, an undoubted feature of the property, is its large westerly rear garden which provides an area of lawn with mature hedging. There is a brick based timber store/play house at the far end of the garden. The decking runs the width of the property and is accessed from both the lounge and family room.

The front garden provides ample off road parking and side access to the rear gardens.

Planning has been granted for the property to be extended on the first floor to provide 3 bedrooms and 2 bathrooms. Further details can be found on Arun Planning Portal Website ref AL/109/15/HH

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the roundabout at the bottom of Fontwell Avenue proceed west along Nyton Road and Westergate Street. Proceed south along Westergate Street and turn right into Hook Lane shortly before the level crossing. Continue for a few hundred yards. The property can be found on the left hand side.



