

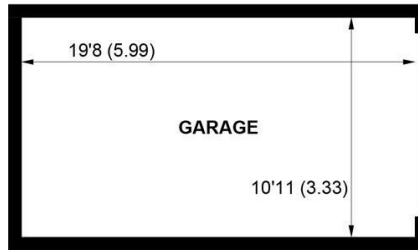
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Sims Williams

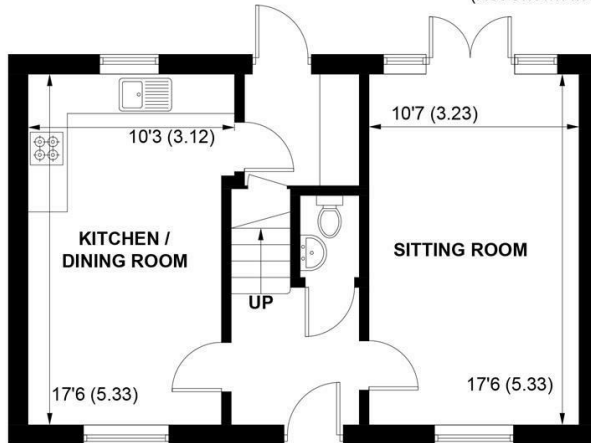


19 HASLER GROVE, ALDINGBOURNE, SUSSEX, PO20 3AN

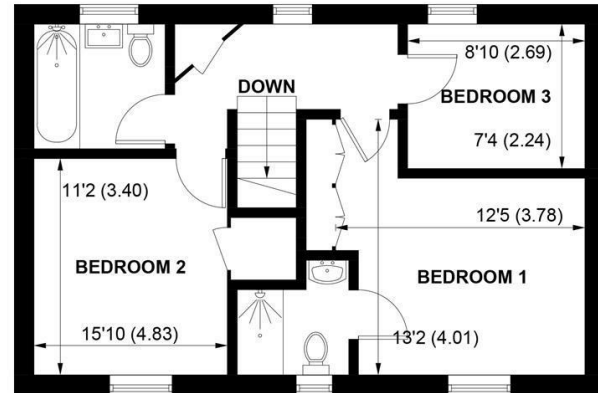




(Not Shown In Actual Location / Orientation)



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 972 SQ FT / 90.3 SQ M**

**GARAGE = 216 SQ FT / 20.1 SQ M**

**TOTAL = 1188 SQ FT / 110.4 SQ M**

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

**Produced for Sims Williams**

# £425,000 Freehold

19, HASLER GROVE,  
ALDINGBOURNE,  
SUSSEX, PO20 3AN

- Sought After Development
- Double Aspect Lounge
- Fitted Kitchen/Diner
- Utility Room. Cloakroom
- 3 Good Size Bedrooms
- En Suite Shower Room
- Stylish Family Bathroom
- Attractive Gardens
- Garage & Parking

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = D

This modern family home is situated on a small development within easy reach of Aldingbourne Primary School, local shops and transport.

Offered for sale in show home condition, this 3 bedroom property offers bright living accommodation comprising, entrance hall, ground floor cloakroom and a double aspect lounge with an open outlook to the front and patio doors opening onto the rear gardens.

The kitchen/dining room is another double aspect room with the kitchen area fitted with a range of units and integrated appliances. There is ample space for a dining table and chairs. The separate utility room provides space and plumbing for further appliances and opens onto the gardens.

The first floor provides 3 good size bedrooms, with the master having a range of built in wardrobes and a stylish en suite shower room. There is also a good size family bathroom.

Outside, the enclosed rear garden

provides an area of lawn with raised beds, a patio area and garden shed. The front is low maintenance, open plan with driveway parking leading to the detached garage.

## 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 round for a few hundred yards and Hasler Grove will be found on the right hand side.

