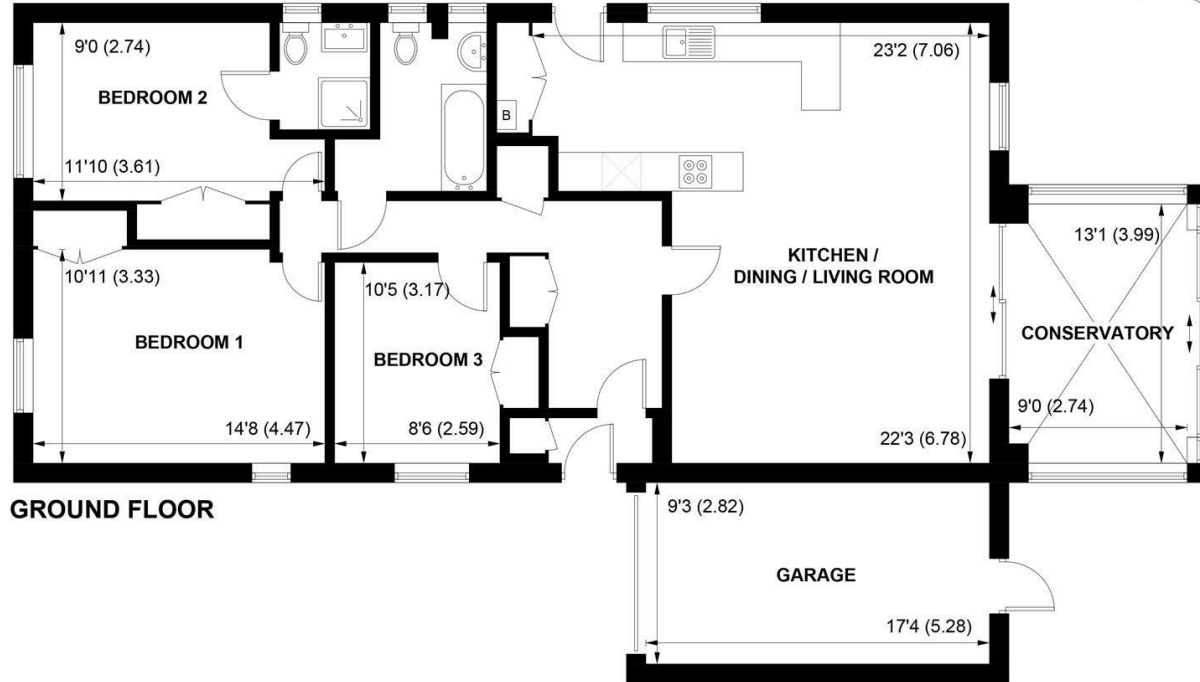


SW

Simon Williams



22 BEDENSCROFT, ALDWICK, WEST SUSSEX, PO21 3SD



APPROXIMATE GROSS INTERNAL AREA = 1218 SQ FT / 113.2 SQ M

GARAGE = 161 SQ FT / 15.0 SQ M

TOTAL = 1379 SQ FT / 128.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©

Produced for Sims Williams

£600,000 Freehold

22, BEDENSCROFT, ALDWICK, WEST SUSSEX, PO21 3SD

- Detached Bungalow
- Fully Renovated Throughout
- Immaculately Presented
- Modern Kitchen
- Open Plan Living Space
- Newly Fitted Shower Room
- En-suite
- Conservatory
- South Facing Garden

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

This detached bungalow is located within the ever popular Aldwick Fields development which is within close proximity to local amenities, public transport and Aldwick beach. Bognor Regis mainline train station provides links to London, Portsmouth and Brighton and is found only 1.5 miles from the property. The Cathedral city of Chichester boasts popular shops, restaurants, cafes and the Festival Theatre.

Internally the property has been the subject to complete refurbishment since being purchased and is now presented to a high standard throughout and offers bright and spacious accommodation.

Upon entering there is a porch which leads to the inner hallway, from here you can access all principle rooms. There are three good sized bedrooms, all of which offer built-in storage and the second benefits from a modern en-suite shower room.

Furthermore, there is a sizeable re-fitted family shower room which has a w/c, basin and walk-in shower.

To the rear is a sizeable open plan living space which has a kitchen area, the kitchen has a range of integrated appliances and ample storage cupboards, dining area and sitting room with doors onto the conservatory.

The front of the property there is a block paved driveway allowing for ample parking and access to the garage via an electric rolling door. There is also an electric car charging point, located to the left of the front door. The rear garden enjoys a south facing aspect and is mainly laid to lawn with paved seating areas and a courtesy door to the 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 North Bersted bypass roundabout take the B2259 heading East until you reach the mini roundabout, take the 2nd exit onto Chalcraft Lane. Continue along Chalcraft Lane and then turn left onto West Meads Drive, continue on until you reach a further roundabout where you will take the 3rd exit onto Aldwick Fields. Take the first left into Bedenscroft and the property can be found on the right towards the end of the cul-de-sac

