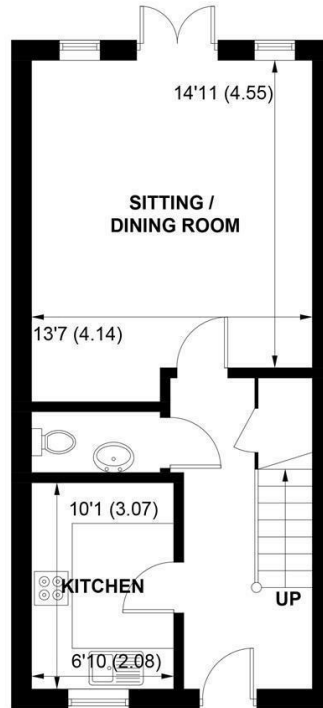


SW

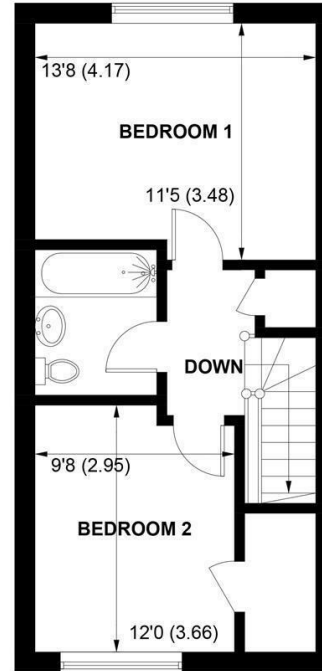
Sims Williams



7 DIBLEY VALE, HOOK LANE, ALDINGBOURNE, PO20 3AL



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 832 SQ FT / 77.2 SQ M

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

Produced for Sims Williams

£1,395 PCM

7, DIBLEY VALE,
HOOK LANE ALDINGBOURNE,
, PO20 3AL

- Semi Detached House
- Beautifully Presented
- Kitchen With Appliances
- Bright Lounge/Diner
- Ground Floor Cloakroom
- Two Double Bedrooms
- Attractive Garden
- Parking To Front
- Five Weeks Rent Security Deposit

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = C

Beautifully presented semi detached house built by David Wilson Homes in 2019 located close to the amenities in Westergate including Aldingbourne Primary School. The village is surrounded by lovely countryside and there is easy access to both Chichester, which has a good selection of shops and restaurants, as well as Barnham, to the east, which has a mainline station to London Victoria. Goodwood is also within easy driving distance, offering the renowned motor sports events, along with golf and horse racing.

Accommodation comprises entrance hall with cloakroom, stairs to the first floor and useful storage cupboard.

The kitchen is fitted with a good range of high gloss units with built oven, hob and extractor over, integrated fridge/freezer, washing machine and dishwasher.

The good size bright lounge/diner has double doors to the rear garden.

Upstairs there are 2 double bedrooms, bedroom 2 having a large walk in wardrobe. The bathroom is part tiled and consists of a bath with shower over, wash basin and WC.

Outside the rear garden is mainly to lawn with a paved patio area, raised beds and a garden shed. There is a side access gate leading to the open plan front garden and the parking area where there is space for 2 cars.

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 and turn right into Grender Way. Dibley Vale is the second turning on the right.

"Please note estate regulations may restrict the parking of commercial/sign-written vehicles."

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

