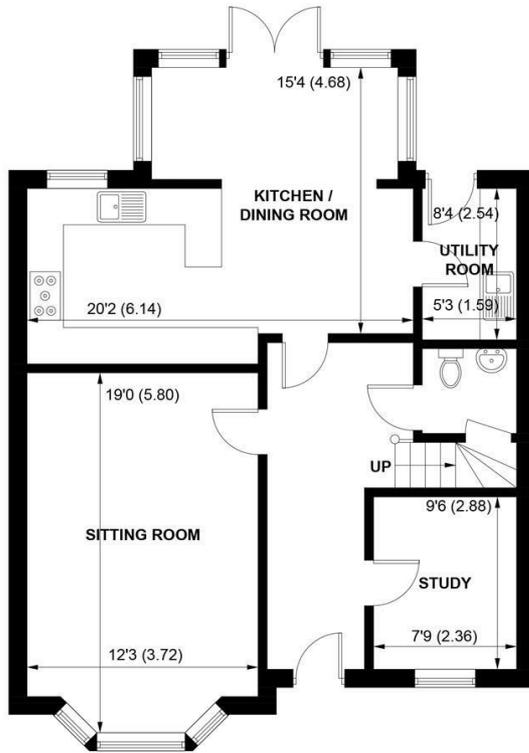


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

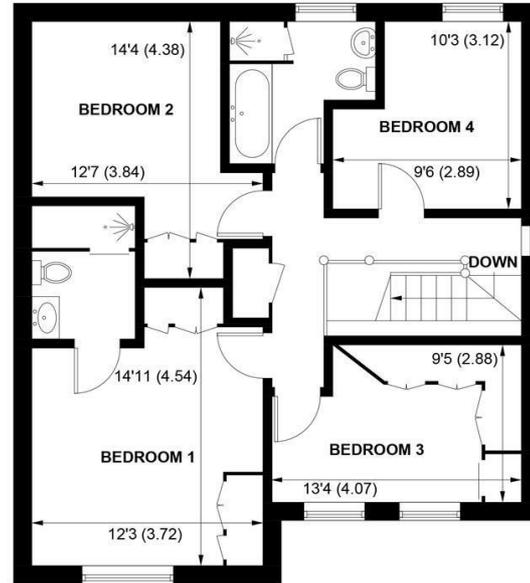
Sims Williams



37 HASLER GROVE, ALDINGBOURNE, WEST SUSSEX, PO20 3AN



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1545 SQ FT / 143.5 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

£575,000 Freehold

37, HASLER GROVE,
ALDINGBOURNE,
WEST SUSSEX, PO20 3AN

- Impeccably Presented Detached House
- Sitting Room
- Study
- Kitchen/Dining Room
- 4 Bedrooms
- En Suite To Bedroom One
- Bathroom & Downstairs Cloakroom
- Landscaped Front & Rear Gardens
- Garage & Off-Road Parking

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = F

Built in 2019 by David Wilson Homes, this beautifully presented detached property is tucked away within a cul-de-sac in the semi-rural village of Aldingbourne.

The accommodation is spacious and light and comprises welcoming entrance hall with stairs to first floor and doors to sitting room, study and downstairs cloakroom.

The kitchen/dining room is fitted with a range of stylish bespoke units with solid wood and quartz worktops and appliances including double oven, gas hob and extractor. There is ample space for dining table and chairs. The handy utility room has further units with space and plumbing for appliances.

To the first floor there are 4 good sized bedrooms with bedroom 1 benefitting from an en suite shower room. The family bathroom has a white suite comprising bath, separate shower, wash basin and WC.

Outside the front and rear gardens have been attractively landscaped and there is tandem parking for 2 cars in front of the single 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 into Westergate Street. Follow the road, turning right into Hook Lane shortly before the level crossing. Continue for a few hundred yards and turn right into Grender Way, which in turn leads to Hasler Grove. The property will be found on your left hand side.

