

GOSSAMER LANE

Aldwick

Bognor Regis, West Sussex



£600,000 Freehold

A very well-presented, detached, three-bedroom bungalow with open plan living space and within a few minutes' walk to all local amenities

FEATURES:

- Superb kitchen / dining / family room
- Large south facing living room
- Three bedrooms; bathroom and shower room
- Utility room, further reception space
- Good size rear gardens with large terraces and summerhouse
- Off road driveway parking for up to 4/5 cars
- Within short walking distance of all local amenities

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SITUATION

The property is situated at the Rose Green end of Gossamer Lane, a few minutes' walk to all shops, recreation ground and other local amenities and the beach is approximately a 20 minute walk. There is a bus stop conveniently located for accessing neighbouring Aldwick and Bognor Regis, which are within 2 miles away. Rose Green offers further shopping facilities, including Butcher & Fishmonger, Post Office & Farm shop and hardware store. The promenade stretches from West Bognor to Felpham/Middleton-on-Sea. Both Arundel and Chichester are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

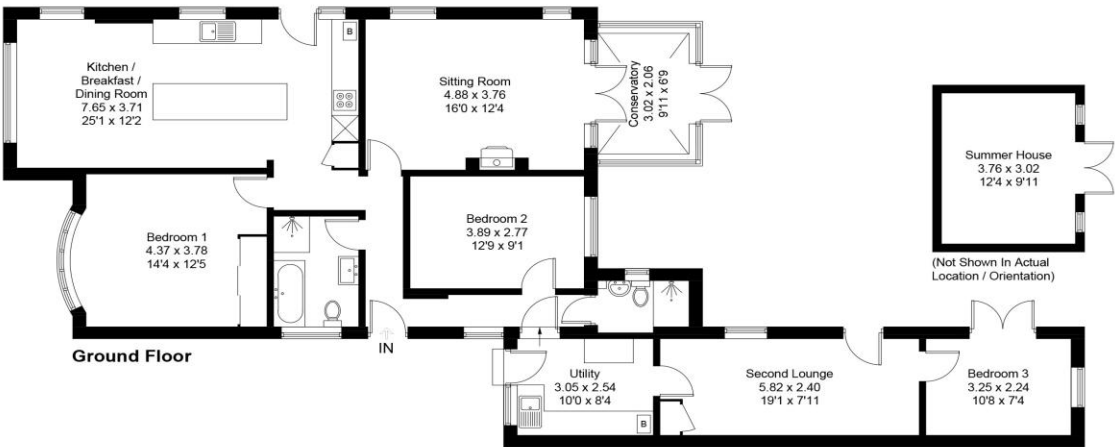
The front door opens into the entrance hall and leads down to the super kitchen / dining / family room which has a range of high gloss fitted units, an island, space for dining and occasional seating with front aspect and door to the side. The light and bright sitting room at the rear of the property opens into a conservatory, both offering panoramic views of the garden. Bedroom 1 – a good size double, with fitted wardrobes is situated to the front of the property with a further bedroom to the rear and there is a family bathroom with separate shower and a further shower room. The utility room has a further range of fitted units, space for white goods, a door to the front and a door through to a further reception space with door to the garden and a double bedroom beyond.

At the rear of the property is a large south westerly garden, laid to lawn with mature boundaries and two large terraces, one at the rear of the garden and one adjacent to the property, making ideal spaces for outdoor dining/seating and there is a summerhouse. At the front of the property is a brick-paved driveway offering off-road parking for 4-5 cars. We would highly recommend a viewing to appreciate the space and versatility of this property.



FLOOR PLAN:

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft
Summer House = 11.2 sq m / 120 sq ft
Total = 144.5 sq m / 1555 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.