



Bell & Blake
SALES & LETTINGS

4 Autumn Gate, Hook Lane, Aldingbourne, Chichester West Sussex

Asking Price £465,000

4 Autumn Gate, Hook Lane, Aldingbourne, Chichester West Sussex



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- › High-end finish and fitments throughout
- › Exclusive small development
- › 3 Double bedrooms (master with ensuite)
- › Open plan kitchen diner with underfloor heating
- › Driveway for 2 cars
- › Beautifully landscaped rear garden
- › Downstairs WC and utility space
- › In the catchment area of the well regarded Aldingbourne primary school

This stunning bespoke luxury home is situated on an exclusive small development. The house is deceptively spacious, with accommodation comprising of 3 double bedrooms (master with ensuite) and contemporary family bathroom to the first floor. Then a magnificent kitchen diner, living room, downstairs WC & utility space to the ground floor. There is underfloor heating throughout the ground floor and radiators to the first floor, all powered by an eco friendly air source heat pump. There is beautiful oak framed porch to the front with a blocked paved driveway for 2 cars, there is a side gate to the rear garden which has been meticulously landscaped and finished off with outside lighting.

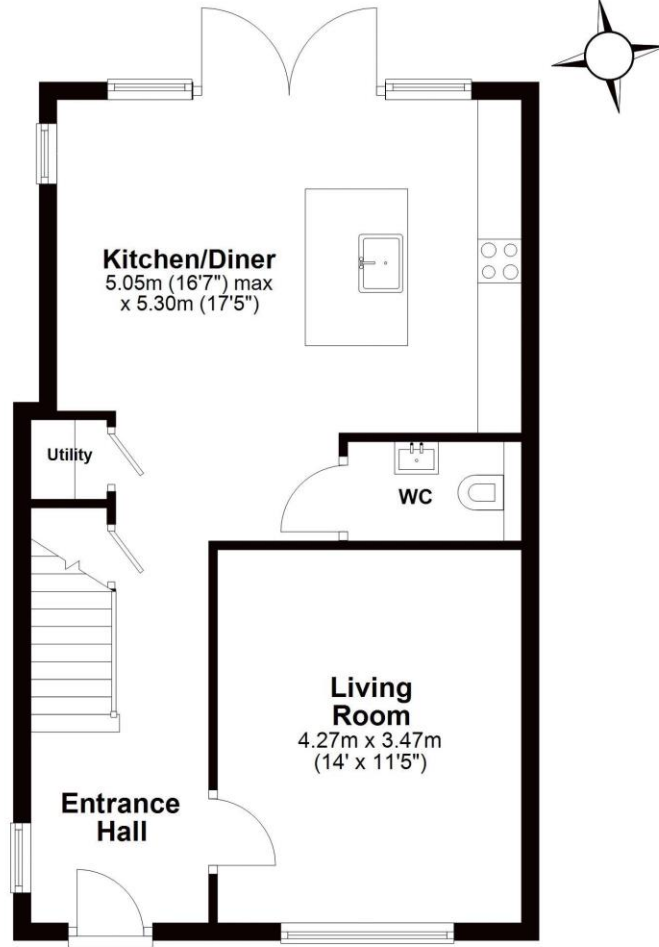
There is also the remainder of a 10 year structural warranty from the house builder Imperial Homes Southern.

Council Tax Band: D



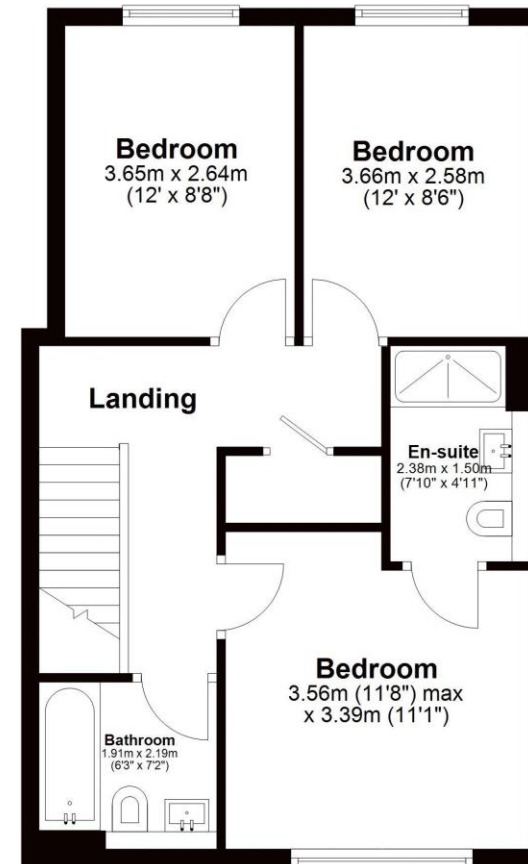
Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



First Floor

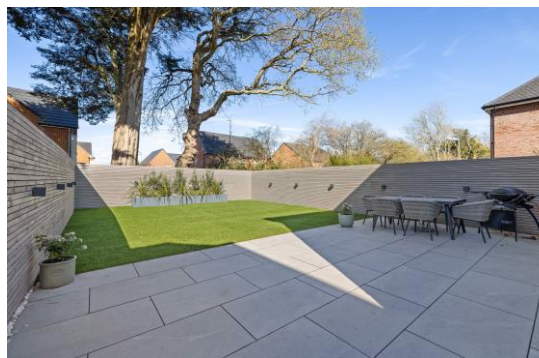
Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 103.3 sq. metres (1112.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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