



CHARLES
PECK
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£1,250 PCM PCM
19, Aldingbourne House, Crockerhill

19 Aldingbourne House, Aldingbourne Drive, Crockerhill, Chichester, PO18 0LG

A very well presented, two bedroom, first floor apartment in a glorious parkland setting, offering beautifully appointed and stylish accommodation.

Entrance hall | Lounge/dining room | Superbly fitted breakfasting kitchen with integrated appliances | Two double bedrooms | En suite shower room to the master bedroom | Second modern bathroom | Gas central heating | Shared use of 23 acres of parkland | Double side-by-side car port

Location

The apartment forms part of Aldingbourne House which is a grade II listed mansion set in 23 acres of parkland. It is located just a short drive to the east of Chichester with facilities including Chichester Festival Theatre, shops, restaurants and mainline railway station with services to London Victoria. There is also a nearby train station at Barnham and the A27 gives easy access to a number of places including Portsmouth and Southampton to the west and Arundel, Worthing & Brighton to the east. A further advantage of the location is the proximity to Goodwood with its world renowned horse racing and motoring events. It lies between The Downs and the coast with sailing from Itchenor and Birdham and beaches at The Witterings.

Accommodation

The front door opens into

The entrance hall

With central heating radiator, wardrobe and airing cupboard housing the hot water cylinder.

The lounge/dining room

176 x 10'8 (5.33m x 3.25m)

With front window and central heating radiator.

The superbly fitted breakfasting kitchen

132 x 7'8 (4.01m x 2.34m)

With fitted drawers and cupboards, sink unit, integrated condensing washer dryer, range style cooker, filter canopy, integrated fridge freezer, integrated wine chiller and one of the cupboards houses the Worcester central heating boiler.

Bedroom one

13'0 x 10'9 (3.96m x 3.28m)

With window enjoying views out over the grounds, central heating radiator and connecting door into

The modern en suite shower room

With large walk-in shower cubicle, wash basin, WC and central heating radiator/towel rail.

Bedroom two

12'0 x 10'9 (3.66m x 3.28m)

With window again enjoying the views over the grounds and central heating radiator.

The modern bathroom

With bath with overhead shower, shower screen, wash basin and WC.

Outside

The grounds extend to approximately 23 acres of parkland and there is a kitchen garden which can be applied for via the management company.

The large double side-by-side car port

19'0 x 18'0 (5.79m x 5.49m)

With plenty of storage space.

Directions

The property can be approached via the A27 going east from Chichester, over the Tangmere/Boxgrove round about, turn left where sign posted Eartham/Crockerhill, turn right on to Aldingbourne Drive and Aldingbourne House is on the right hand side.

Council Tax Band: D

Deposit: £1500.00

NO PETS, NO SMOKERS, NO STUDENTS.





19 Aldingbourne
House
Aldingbourne Drive
Crockerhill

Tenure

Council Tax Band
D

Local Authority

EPC rating
D (63)

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NOTE - We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate. If you would like advice to the value of your house or independent mortgage advice, please contact us 01243 816666 | homes@charlespeck.co.uk



Total Area: 72.3 m² ... 779 ft²

All measurements are approximate and for display purposes only