

SW

Sims Williams



7 RUISLIP GARDENS, ALDWICK, WEST SUSSEX, PO21 4LB



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1289 SQ FT / 119.8 SQ M

SUMMER HOUSE = 75 SQ FT / 7 SQ M

TOTAL = 1364 SQ FT / 126.8 SQ M

(INCLUDING STORAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£425,000 Freehold

7, RUISLIP GARDENS,
ALDWICK,
WEST SUSSEX, PO21 4LB

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Modern Shower Room
- Versatile Accommodation
- Quiet Cul-De- Sac
- Large West Facing Garden
- Two Drive Ways
- End Of Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

This three bedroom detached bungalow is well presented throughout and is located in a quiet cul-de-sac close to local amenities. Aldwick seafront is located approximately half a mile away and The Cathedral city of Chichester is under 6 miles away with its comprehensive and popular shops, cafes, restaurants and bars.

The property is bright and spacious and the accommodation is very versatile, currently offering three double bedrooms, a large lounge/dining room and a second reception room that overlooks the rear garden.

Upon entering, there is an internal hallway leading to all principal rooms. On your right, you will find the lounge/dining room which also has access to the kitchen. The kitchen can also be accessed from the main hallway, it is fitted with a range of base and eyelevel units and has space for white goods. There is a door allowing access to the side of the bungalow where there is a generous paved area with access to the second driveway and rear garden. Further along the hallway is the modern shower room

and opposite, the smallest of the three double bedrooms. To the rear of the property are the two further bedrooms and the second reception room.

Outside, to the front of the property are two driveways providing ample parking for several vehicles, there is side access to the generous sized west facing rear garden which is laid mainly to lawn with shrub borders.

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 Rose Green four way traffic lights, head south on Nyetimber Lane for half a mile. When you reach a sharp right hand bend turn left onto Pryors Lane and then immediately left again into Ruislip Gardens, where the property can be found on your left.

