



NYEWOOD LANE

ALDWICK | PO21 2UD



- Extensively Refurbished House
- Superbly Presented Throughout
- Six Double Bedrooms
- Large Open Plan Kitchen/Diner
- Sizeable Utility Area
- Downstairs Shower Room / W.C
- Outdoor Kitchen
- Landscaped Gardens
- Viewings Essential

This signature detached family home is located on an established road under half a mile from the seafront, where there are the popular Marine Park Gardens, cafes and restaurants. North of the property you can find the South Downs National Park and the Goodwood Estate, which holds the world renowned Festival of Speed, horse racing events and Golf at Goodwood. The Cathedral City of Chichester is located 5.5 miles from the house and boasts a comprehensive shopping centre, The Festival Theatre, popular restaurants and cafes.

This double fronted house was built circa 1910 and has been sympathetically renovated to incorporate and refurbish as much of the character as possible. The property has the benefit of fireplaces in almost every room and boasts both spacious and versatile living over three floors.

Approaching the house there is rail and bar fencing with infant Laurel bushes and a timber wood/bin store with cedar tiled roof. The parking is over a shingled driveway with a Herringbone path leading to the front door, there is ample parking available for several vehicles.

Upon entering there is a storm porch leading to an attractive open hallway with doors leading to all principle rooms. Particular benefits of the downstairs include newly laid oak Herringbone flooring throughout as well as decorative cornices and ceiling roses.

From the hallway to your left is the sitting room which has wooden panelling as well as a beautiful open fireplace with attractive surround. To the rear is a large utility/boot room with a range of base and eye level storage, roll top work surfaces, butler sink and to the rear is a through hall to both front and back of the house.

Furthermore, there is a downstairs shower room, also with panelling and a Georgian style white suite. The superb kitchen/dining space has a dual aspect as well as a central island and a bi-folding window onto the garden. The dining space has ample room for a table and built-in storage.

Ascending the stairs to the first floor there is a gallery landing area with doors to the four bedrooms as well as the family bathroom, which has a freestanding bath and colour matched walls and vanity unit. The second floor offers two further double bedrooms with eaves storage.

Outside, to the rear, is an excellent secluded garden with different purposed areas. From the rear, there is a paved seating area, with the same Herringbone design as the front, and the outside kitchen - which is fully equipped with fridges, grills and a built-in oven. Secondly, there is a lawned area with established borders and finally an enclosed/covered hot tub with power.













EPC Band - Current - E Potential - C

Council Tax Band F

From the Marine Park Gardens head north along Nyewood Lane, once you reach the crossroads continue straight over for around half a mile and the property can be found on your right.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.