

The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive gold font on a dark blue square background.

Sims Williams



14 WYDE FELD, ALDWICK, WEST SUSSEX, PO21 3DH





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1783 SQ FT / 165.7 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£700,000 Freehold

14, WYDE FELD,
ALDWICK,
WEST SUSSEX, PO21 3DH

- Detached Bungalow
- Four Bedrooms
- Separate One Bedroom Studio Annex
- Set On A Quarter Of An Acre
- En-Suite To Master Bedroom
- Spacious Lounge/Diner
- Conservatory
- Ample Off Road Parking
- South Facing Rear Garden

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = F

Located in a quite cul de sac and offering versatile accommodation, this substantial detached bungalow is presented in good order throughout.

Aldwick offers a range of local amenities, including shops, pubs, and restaurants, as well as several churches, a primary school and a community centre. To the north, you can find the Cathedral city of Chichester which boasts a comprehensive shopping centre as well as The Festival Theatre. There is also The Goodwood Estate, which hosts the infamous Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

Entering through the front door into the spacious hallway the accommodation is split with the bedrooms on the right hand side and the living spaces to the rear of the bungalow. The bedroom accommodation comprises: two smaller double bedrooms, one having a double built in wardrobe cupboard and further along the hallway the two larger double bedrooms that overlook the front garden. The master bedroom benefits from a duel aspect and a generous sized en-suite bathroom, with a double basin vanity unit, separate bath and shower cubicle. Heading back towards the rear of the property is the modern family shower room.

The kitchen is a generous size and benefits from a built in double oven and a peninsular breakfast bar. There is a range of base and eye level units providing plenty of storage with space for white goods too. A double glazed door gives access to the side garden space.

To the rear of the property is the spacious lounge/dining room with bi-fold doors leading into the conservatory that overlooks the rear garden. Off the conservatory is the one bedroom studio annex, with a kitchenette, shower room and lounge with patio doors.

The rear garden is a particular feature of this

property having a favourable southerly aspect. It is laid mainly to lawn with mature shrub borders and two paved patio areas. To the front of the property is a lawn area and a generous driveway providing off road parking for several cars.

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 Bognor Pier head west along The Esplanade, at the mini roundabout continue along Aldwick Road (B2166) until the set of traffic lights. Turn left onto Park Road, the road will bear to the right onto Marine Drive West and then onto Fish Lane. Just a quarter of a mile past the Green Aldwick signs turn right onto Chawkemare Coppice, take the first turning on the right onto Wyde Feld, the property is 150 yds on the right hand side.



