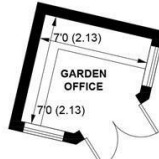


The logo consists of the letters 'SW' in a white, elegant, cursive script font, set against a dark blue square background.

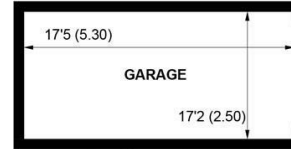
Sims-Willmotts



91 WESTMINSTER DRIVE, ALDWICK, WEST SUSSEX, PO21 3RG



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 809 SQ FT / 75.1 SQ M

OUTBUILDINGS = 186 SQ FT / 17.3 SQ M

TOTAL = 995 SQ FT / 92.4 SQ M

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

Produced for Sims Williams

£365,000 Freehold

91, WESTMINSTER DRIVE,
ALDWICK,
WEST SUSSEX, PO21 3RG

- End of Terrace House
- Three Bedrooms
- Immaculately Presented
- Open Plan Living
- Modern Kitchen
- Mature Garden
- Off Road Parking
- Garage
- No Forward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Westminster Drive is located on a popular residential road within Aldwick, in close proximity, you can find Rose Green shopping Centre which boasts, popular Jordan's butchers, pharmacy and post office.

The Cathedral city of Chichester can be found 6 miles north and boasts a comprehensive shopping precinct as well as popular restaurants, cafés and cultural attractions, such as The Festival Theatre and The Goodwood Estate.

This particular property has been significantly improved since the vendor took ownership and now boasts a bright, spacious and modern open-plan living. There is a high standard of finish throughout the property and no expense has been spared on the refurbishment.

Upon entering, there is a walkway with access to a downstairs cloakroom then leading to a large open-plan living space. This space comprises; sitting room with a bay window, a dining area and a modern kitchen with a breakfast bar.

The kitchen has recently been updated and now boasts quartz worktops, integrated appliances and a range of base and eye level units. Further improvements are the bamboo flooring and door leading to the garden.

Ascending the stairs to the first floor, there is a bright hallway with a storage cupboard and to the rear, a modern white suite bathroom with shower over bath.

The three bedrooms are all of a good size with all of them offering built-in wardrobes.

Outside, to the front, is a newly installed block paved driveway which is bordered by well maintained flower beds. This allows parking for two vehicles.

To the rear, is a low maintenance paved garden with a range of raised beds with established borders. A particular benefit is the garden office which would make an ideal separate working space.

There is a garage located to the rear of the property, in a compound, which has a metal up and over door and a newly fitted roof as well as parking in front.

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 Aldwick Road roundabout, head west along Aldwick Road until you reach a further roundabout. At this roundabout continue along Aldwick Road and take the first right into Westminster Drive, where you will continue for roughly half a mile and the property can be found on your left hand side.

