

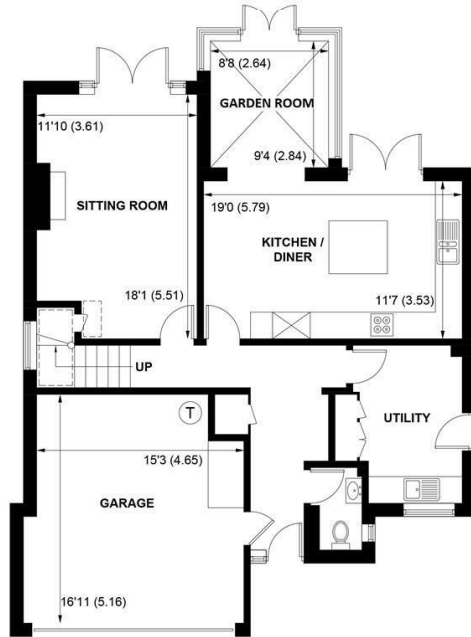
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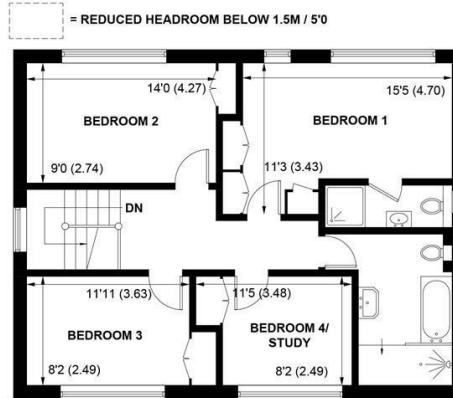


2 GARDEN COURT, ALDWICK, WEST SUSSEX, PO21 4XW

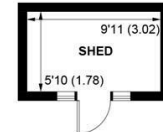




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1846 SQ FT / 171.5 SQ M  
SHED = 58 SQ FT / 5.4 SQ M  
TOTAL = 1904 SQ FT / 176.9 SQ M (INCLUDING GARAGE)  
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
Produced for Sims Williams

# Freehold

2, GARDEN COURT,  
ALDWICK,  
WEST SUSSEX, PO21 4XW

- Detached Four Bedroom House
- Close to Aldwick Beach
- Modern Kitchen Diner
- Garden Room and Utility Room
- En-Suite to Main Bedroom
- Stunning Large Garden
- Double Garage
- Off Road Parking
- Favoured Location

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = F

A detached four bedroom family home situated in a quiet cul de sac in Aldwick. Ideally positioned within short walking distance of the beach and local amenities. Also providing good access to both Bognor Regis and Chichester.

An inviting entrance hall provides access to the downstairs WC, garage, utility room and a good size lounge with wood burner and doors on to garden. There is also a spacious well fitted kitchen diner which opens on to the modern garden room.

To the first floor there are four good sized bedrooms all of which benefit from built in wardrobes. The master bedroom boast an en-suite shower room. There is a further modern family bathroom with both bath and walk in shower.

To the front of the property is a large block paved driveway providing off road parking for several cars and access to the double garage. There is also a lawned garden area.

The large rear garden is a real feature providing perfect space for outdoor entertaining. The large decked area leads to the lawn with mature flower and shrub borders and a shed to the rear.

## Residents Association

There is a residents association which charge in the region of £120 per annum.

## 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. When you reach the mini-roundabout continue west onto Aldwick Road. At the crossroads turn left onto Park Road and continue onto Marine Drive West and then Fish Lane. Turn left onto High Trees and then right into Craigwell Lane and Second right into Garden Court. The property is the first house on the right hand side.



