



Sims Williams



11 ALDWICK GARDENS, ALDWICK, WEST SUSSEX, PO21 3QT

Approximate Area = 1410 sq ft / 130.9 sq m

Limited Use Area(s) = 181 sq ft / 16.8 sq m

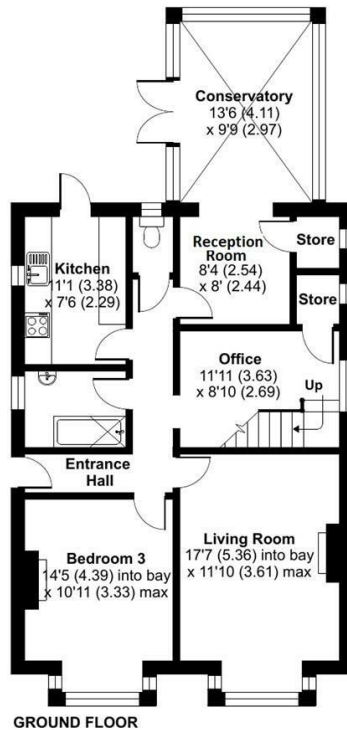
Outbuilding = 293 sq ft / 27.2 sq m

Total = 1884 sq ft / 175 sq m

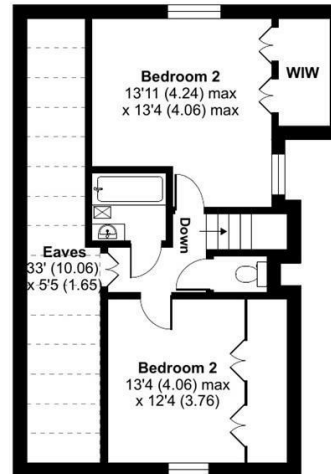
For identification only - Not to scale



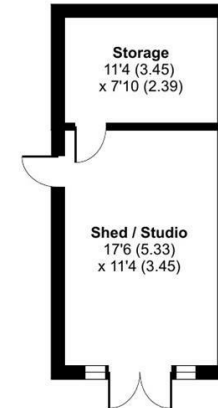
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024.  
Produced for Sims Williams. REF: 1203146



BOGNOR REGIS OFFICE

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# £475,000 Freehold

11, ALDWICK GARDENS,  
ALDWICK,  
WEST SUSSEX, PO21 3QT

- Detached Chalet Bungalow
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Downstairs Bathroom
- First Floor Bathroom
- South Facing Garden
- Ample Parking
- Large Workshop

## EPC RATING

Current = E

Potential = C

## COUNCIL TAX BAND

Band = D

Aldwick Gardens is a popular established 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 seafront is located just 0.6 of a miles walk away and boasts an attractive greensward.

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.

The property offers well-presented and spacious accommodation over two floors. As you enter, a hallway leads to all the main rooms. To the right is a third bedroom or dining space, while straight ahead is a good-sized sitting room with a feature fireplace.

At the rear of the property, there is a modern kitchen with a door leading to the garden, as well as another reception room that opens onto a conservatory.

Additionally, there is an office area with stairs leading to the first floor. On the first floor, you will find a separate WC, a modern bathroom, and two good-sized double bedrooms, both with built-in storage in the eaves.

At the front of the property, there is ample parking on a private gravel driveway. To the rear, there is a good-sized south-facing garden with a paved seating area, established borders, lawn, and a large workshop that is currently used as a summer office, equipped with power and lighting.

## 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

To reach the property from Bognor Regis pier, head west along The Esplanade, straight over the mini roundabout onto Aldwick Road. Continue until you reach a large roundabout and take the second exit, continuing on Aldwick Road. Then, take the first left into Aldwick Gardens, and around the right-hand corner, the property will be on your left-hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



