

25 Aldwick Gardens, Aldwick PO21 3QT £600,000 Freehold



3/4 Bedrooms 2 Bathroom 3/4 Reception Rooms





## **Key Features**

- Detached Chalet House
- Three/Four Bedrooms
- Three/Four Reception Rooms
- Conservatory
- Modern Kitchen
- Utility Room
- South Facing Garden
- Tandem Length Garage
- Large Driveway

# **EPC Rating**

Current = D Potential = C

**Council Tax Band** 

Band = D

**Tenure - Freehold** 













Approximate Area = 1636 sq ft / 151.9 sq m Garage = 335 sq ft / 31.1 sq m Total = 1971 sq ft / 183 sq m For identification only - Not to scale N Conservatory 12'11 (3.93) max x 10'6 (3:20) max Access To -Access To Eaves Living Room Eaves 17'5 (5.31) max Study / Bedroom 1 Bedroom 3 x 15' (4.58) max 13'5 (4.09) max x 11'10 (3.60) max 11'7 (3.53) x 9'5 (2.87) Garage 34'5 (10.50) x 9'9 (2.96) Bedroom 2 11'7 (3.53) max Utility x 10'4 (3.14) 8'4 (2.54) Down x 5'11 (1.80) **Dining Room** 18'2 (5.54) into bay x 11'5 (3.47) max Kitchen / Bedroom 4 Access To **Breakfast Room** 11'10 (3.61) Eaves Access To 13'3 (4.03) max x 8'10 (2.69) x 11'3 (3.44) Eaves **FIRST FLOOR** 



**GROUND FLOOR** 





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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.