





Pond Cottage, Margaret Close

New build cottage style residence with established enclosed gardens and ample parking, popular Aldwick location.



- ▶ **New Build Chalet Style Cottage**
- ▶ **Open Plan Kitchen Diner Family Room**
- ▶ **Principal Suite with Dressing Room and En-Suite**
- ▶ **Family Bathroom**
- ▶ **Gravel Driveway**
- ▶ **Dual Aspect Sitting Room with Feature Fireplace**
- ▶ **Oak Framed Porch and Entrance Hall with Cloakroom**
- ▶ **Double Bedroom**
- ▶ **Ground Floor Snug/3rd Bedroom**
- ▶ **Landscaped Wrap-around Gardens**

Nestled within the sought-after Aldwick location, this remarkable new-build chalet-style cottage presents an exemplary blend of modern design and functionality. Boasting contemporary open plan living, three bedrooms and two bathrooms, this detached house showcases exquisite craftsmanship and superior quality finishes throughout.

Upon entering, you are greeted by a striking oak-framed porch that leads into a bright and airy entrance hall with sleek stone porcelain tiling and underfloor heating and a cloakroom. The ground floor features a dual-aspect sitting room with a feature fireplace, plus a versatile snug or third bedroom or a home office, catering to various lifestyle needs. Designed for effortless entertaining, the open-plan kitchen, dining, and family room is the heart of the home. Gourmet enthusiasts will appreciate the high-spec bespoke Alexanders kitchen with a full range of integral Neff appliances, a central island under Italian Quartz worktops. The kitchen area flows into the dining and family area creating a seamless transition for social gatherings. There is a separate utility room and two sets of patio doors opening onto the rear garden.

The first floor houses the principal suite exuding elegance and comfort, complete with a dressing room and a contemporary en-suite bathroom. A second double bedroom and a family bathroom with exquisite fittings complete the upper level.

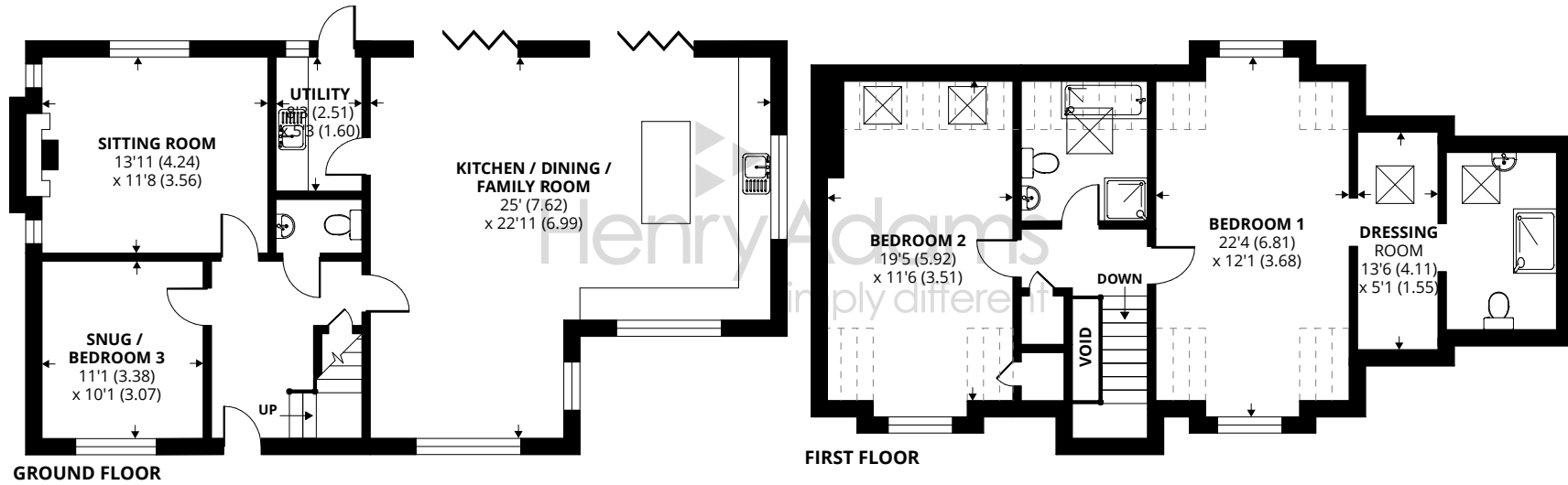








Denotes restricted head height



Approximate Area = 1671 sq ft / 155.2 sq m
Limited Use Area(s) = 126 sq ft / 11.7 sq m
Total = 1797 sq ft / 166.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

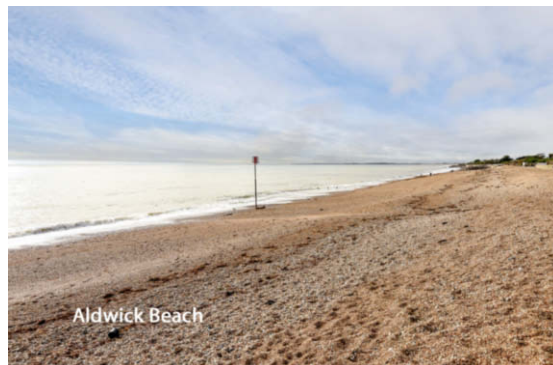
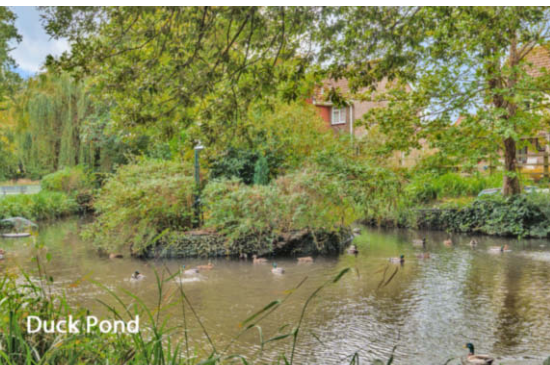
Outside, the property features landscaped wrap-around gardens, providing a serene backdrop for outdoor relaxation. The patio areas create an ideal setting for al fresco dining and entertaining, offering a seamless extension of the living spaces to the outdoors. The gravel driveway offers ample parking space for multiple vehicles, ensuring convenience for residents and visitors.

Location

Located within the desirable Aldwick area providing easy access to local amenities, schools, and transport links. The popular beach at Aldwick is also readily accessible.

What3Words ///people.roses.keen

17/06/24





Aldwick Boat Pound