



46a Gossamer Lane, Aldwick

Extended, detached family home with a generous gardens, garage and off-road parking.



- ▶ **Detached Family Home**
- ▶ **Kitchen and Utility**
- ▶ **Four Bedrooms**
- ▶ **Ground Floor WC**
- ▶ **Garage and Driveway**
- ▶ **Sitting Room and Conservatory**
- ▶ **Potential to Modernise**
- ▶ **Shower Room plus Family Bathroom**
- ▶ **Front and Rear Gardens**
- ▶ **No Forward Chain**

A spacious detached house complemented by front and rear gardens with driveway leading to the garage. The property would benefit from modernisation and improvement. Situated in a popular area close to both Nyetimber and Rose Green villages.

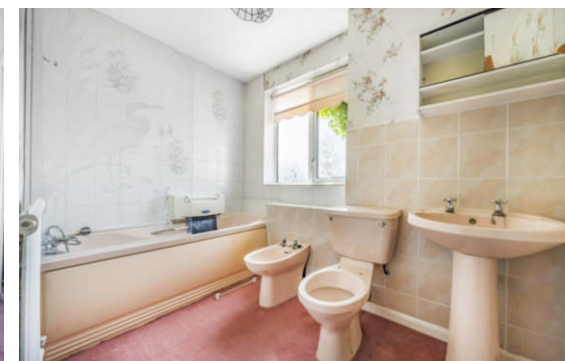
The accommodation briefly comprises, welcoming entrance hallway with WC, sitting room with fireplace, opening to the conservatory overlooking the front garden and an archway opening into the dining room extension overlooking the rear garden. The fitted kitchen has a central island with doors to the extended dining room. There is also a utility room.

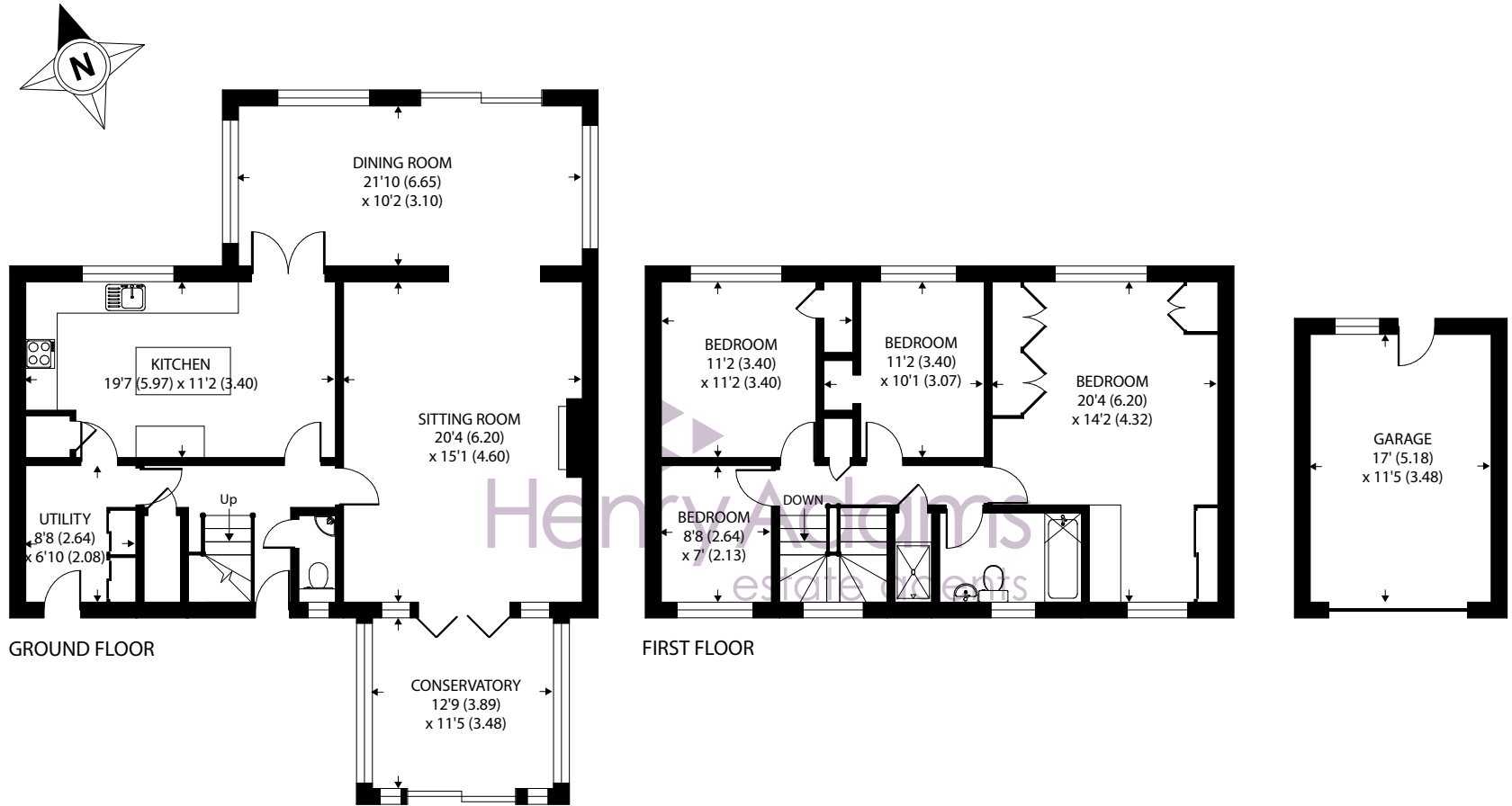
The first floor comprises landing, four double bedrooms all with built-in wardrobe cupboards, a small shower room and family bathroom.

Outside, the front garden is established and the driveway provides off-road parking leading to the detached garage. The rear garden is currently a wildlife haven with trees, shrubs and a greenhouse.

A viewing is thoroughly recommended to appreciate its convenient location, together with its spacious accommodation and the potential to modernise.

Council Tax Band: F





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.

Location

The village of Aldwick is located to the west of Bognor Regis. It offers local facilities including a library, doctors surgery, convenience food store, post office, newsagents. Local infants and juniors schools can be found at the nearby village of Rose Green amongst other facilities. A regular bus service links the village to the nearby Bognor Regis town centre, which offers a more comprehensive range of facilities and a train link from Bognor Regis to London and the south coast. The Cathedral city of Chichester can be found within seven miles and the famous Goodwood motor circuit and racecourse.

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