



## 5 Thrusloes, Aldwick Fields

Detached bungalow in the much sought-after location of Aldwick Fields, located within a quiet cul-de-sac.



- ▶ **Detached Bungalow**
- ▶ **No Onward Chain**
- ▶ **Refitted Kitchen**
- ▶ **Refitted Family Bath/Shower Room**
- ▶ **Secluded Southerly Facing Rear Garden**
- ▶ **Favoured Aldwick Location**
- ▶ **'L' Shaped Sitting/Dining Room**
- ▶ **Three Generous Bedrooms**
- ▶ **Block Paved Driveway**
- ▶ **Additional Parking and Garage**

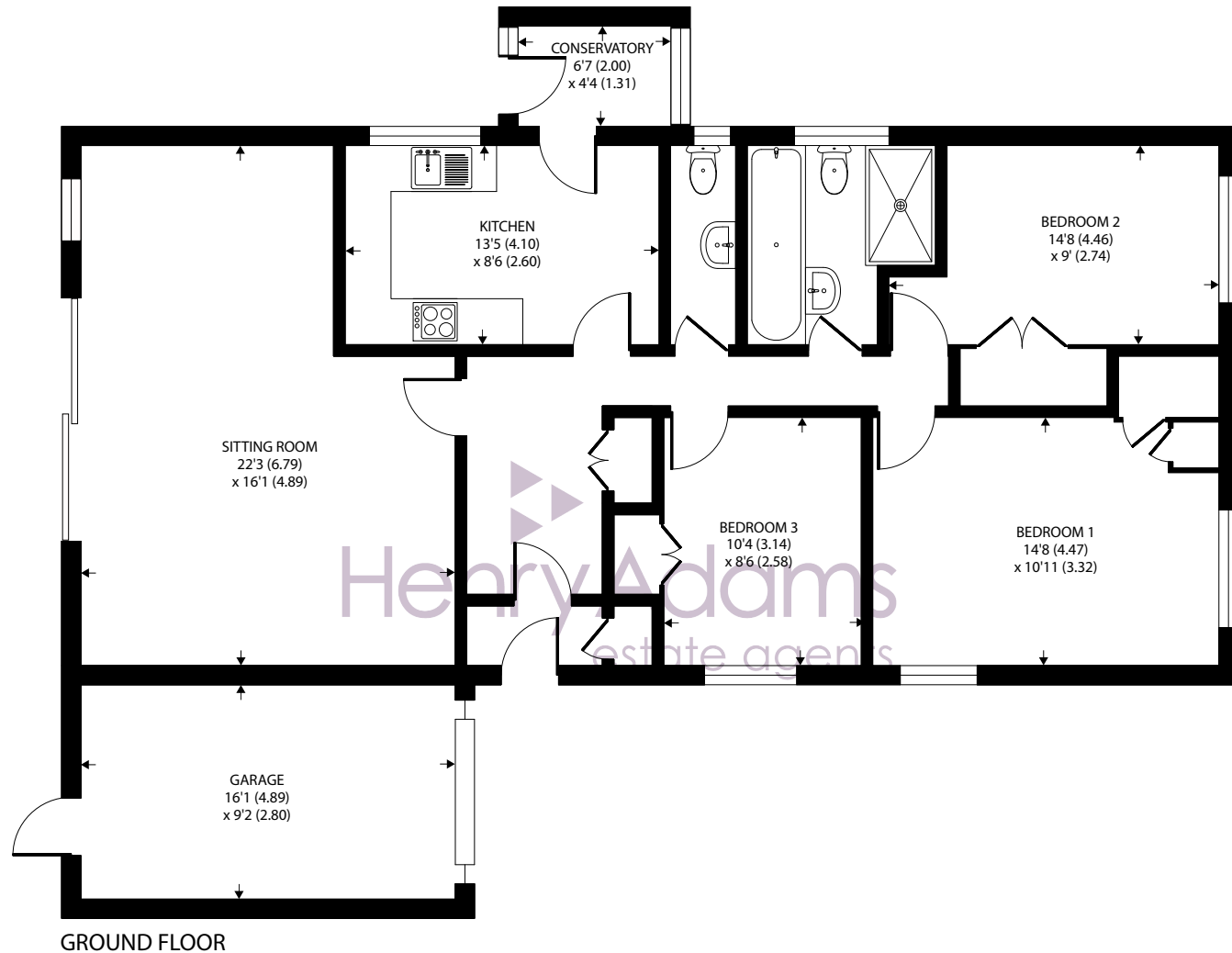
Spacious detached bungalow, which has been recently improved, including a new kitchen, refitted bath/shower room, redecorated internally and new carpets fitted.

The accommodation briefly comprises, a welcoming entrance hallway with recessed cupboard, 'L' shaped sitting/dining room with patio doors to the rear garden, fitted kitchen with door to porch with outside access, three generous bedrooms, family bath/shower room with WC plus additional cloakroom with WC.

Outside, the block paved driveway provides plenty of off-road parking and leads to a single garage, accessed via an electric up and over door and personal door to the rear garden. The southerly aspect rear garden offers a good element of seclusion and is mainly laid to lawn with patio area with gated side access. The front garden has a lawned area and is predominantly laid to crazy paving which provides additional off-road parking.

Council Tax Band: E





GROUND FLOOR

Approximate Area = 1120 sq ft / 104 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1267 sq ft / 117.6 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.

## Location

The property is positioned within the popular Aldwick Fields development within the parish of Aldwick, about two miles to the west of the seaside town of Bognor Regis. Aldwick offers a range of local facilities including a shopping parade in Aldwick Road where there is a Tesco Express convenience store. The historic Cathedral City of Chichester is about six miles which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

What3Words ///deals.hiking.dads

27/09/24

