



12 Willowhale Avenue, Aldwick

Guide Price £775,000







## 12 Willowhale Avenue

Detached character 1930's extended and modernised family home located within a much sought-after area of Aldwick.

- 1930's Extended Detached House
- Sitting Room with Open Fireplace
- Cinema Room with Media Wall
- Well-appointed Kitchen/Dining Room
- Bi-fold Doors to the Conservatory
- Five Generous Bedrooms
- Dressing Room and En-suite Shower Room
- Two Family Bathrooms
- Ample Parking and Garage
- Landscaped Rear Garden

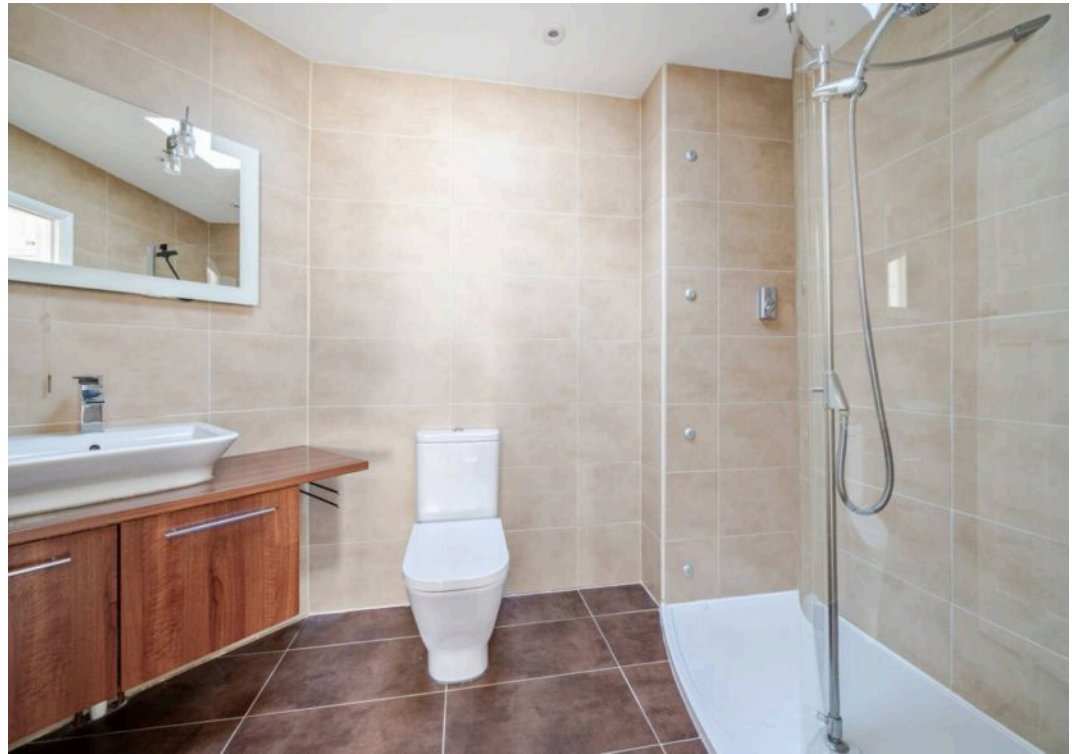
This beautifully presented character family home is located in a much sought-after tree-lined avenue in Aldwick. This home has been thoughtfully extended and updated by the current owners.

The bright and spacious accommodation briefly comprises, a welcoming entrance hallway with WC and access to the utility, dual aspect cinema room with bay window, media wall and fireplace. The main sitting room has a contemporary fireplace and bi-folding doors opening onto the conservatory overlooking the rear garden and with patio doors to the rear garden. The well-appointed kitchen is fitted with cream shaker style units under granite worktops, central island, Rangemaster cooker, integral fridge/freezer and wine cooler.

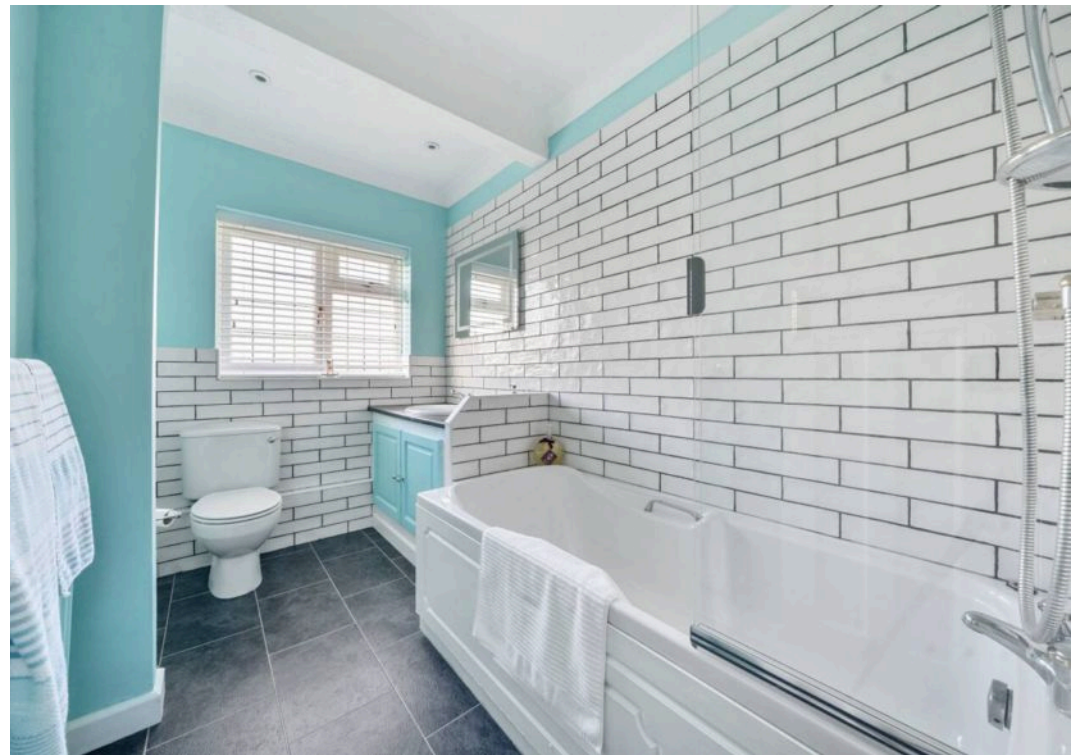
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## Willowhale Avenue, Aldwick

Approximate Area = 2376 sq ft / 220.7 sq m

Garage = 211 sq ft / 19.6 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 2712 sq ft / 251.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1231007



Stairs rising to the spacious galleried landing. The principal bedroom has a dressing room with fully fitted wardrobes and refitted en-suite with under floor heating. There are four further bedrooms and two modern family bathrooms.

Outside, the front provides ample parking with gravel driveway leading to the integral garage with electric charging point. The mature and well-established rear garden is predominantly laid to lawn with two patio areas, a timber shed and workshop.

Popular tree-lined avenue in Aldwick within walking distance to the village of Rose Green offering local shopping facilities, excellent schools, library and doctors surgery. The seaside town of Bognor Regis is approximately two miles to the east with its precinct shopping facilities, a range of cafes, bars and restaurants and the beach and promenade. There is a mainline railway station with services to London Victoria and the South Coast.

What3Words ///indicates.inflation.bracelet

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C







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