



25 The Oaks, Aldwick

Guide Price £585,000

 Henry Adams
estate agents



25 The Oaks

Impressive detached family home in popular Aldwick cul-de-sac with delightful garden and garage.

- Impressive Detached House
- Popular Aldwick Cul-De-Sac
- Spacious Entrance Hall with WC
- Three Reception Rooms
- Kitchen, Utility and Larder
- Principal Bedroom with Full En-Suite
- Three Further Bedrooms
- West Facing Rear Garden
- Garage/Storage/Driveway

An immaculately presented substantial family home in a very sought-after quiet cul-de-sac in Aldwick, built approximately 23 years ago by Bellwinch Homes.

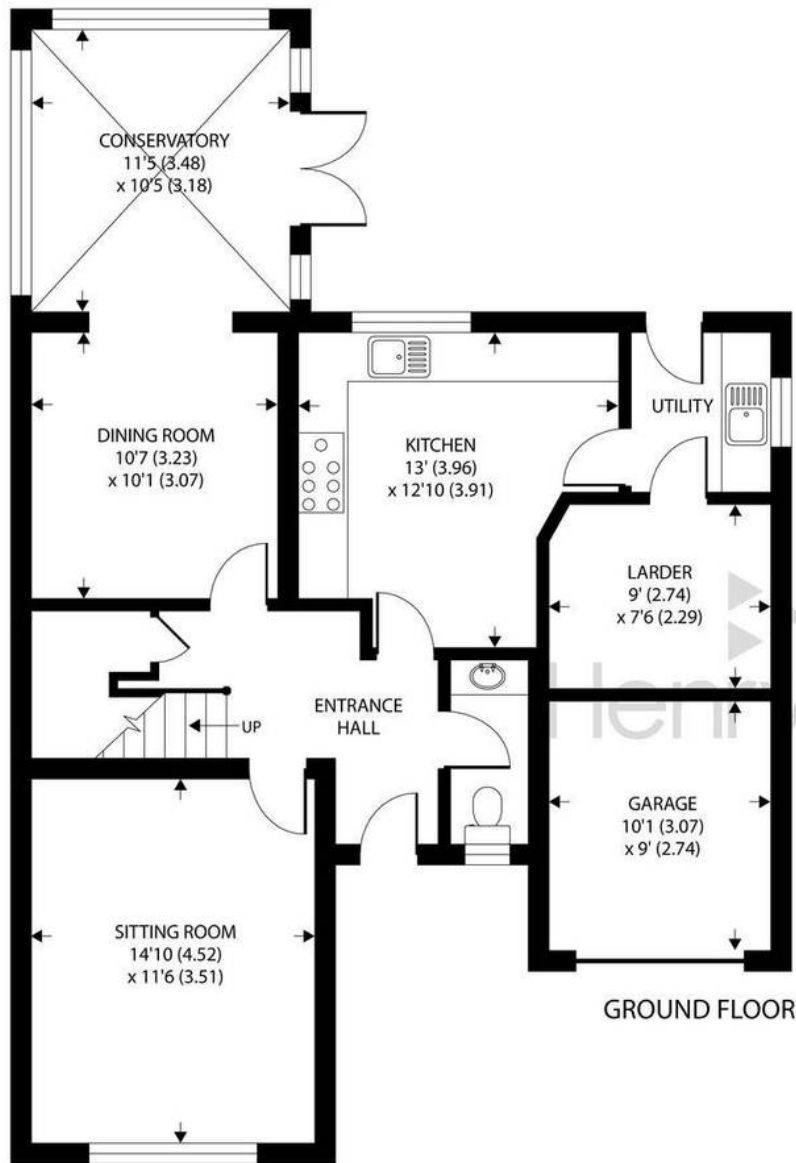
The property offers spacious versatile accommodation with an impressive entrance hall and a ground floor WC. The sitting room has a modern stone fireplace. The separate dining room is open plan to the conservatory, which overlooks the delightfully landscaped westerly facing rear garden. The well appointed kitchen/breakfast room has a free-standing Range cooker with extractor hood, integrated dishwasher and there is also a separate utility room. The garage has been divided to give additional larder storage.

Cont









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Approximate Area = 1698 sq ft / 157.7 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Henry Adams. REF: 710337

On the first floor, off the galleried landing, is the principal bedroom, which has two double wardrobes and an en-suite shower room. There are also three further bedrooms and a family bathroom.

Outside, the rear garden is a real feature of the property with a central lawn, established borders, trees and shrubs and a patio adjacent to the conservatory. To the rear is a decked terrace with charming seating areas. To the front of the property, there is a driveway offering off-road parking and a garage/store room.

The Oaks is a modern popular development in Aldwick, ideally situated for the village of Rose Green and the seaside town of Bognor Regis, with its mainline railway station with services to London Victoria. The Cathedral City of Chichester is approximately six miles with a superb range of shops, cafes, restaurants, bars and the renowned Festival Theatre and Goodwood racecourse.

What3Words [///votes.model.square](https://www.what3words.com/votes.model.square)

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





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