



3 The Spinney, Aldwick

Guide Price £650,000



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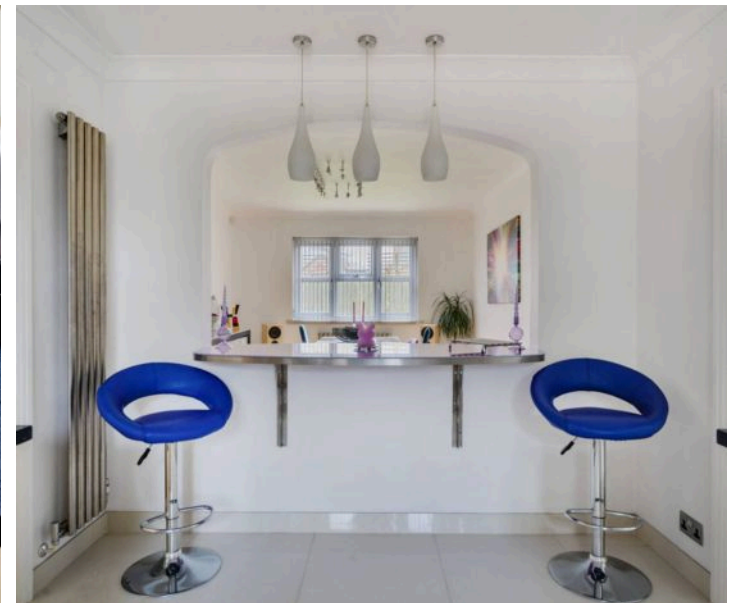
Superb executive house situated in a quiet cul-de-sac in Aldwick. Contemporary turn key property.

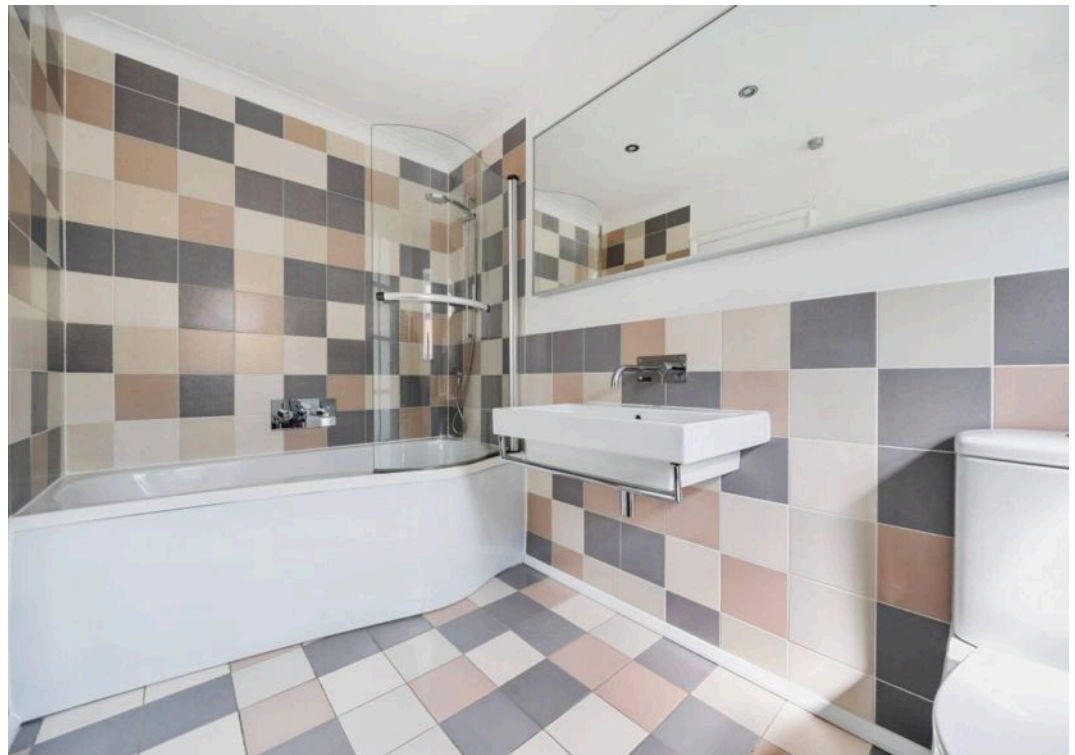
- Executive Detached House
- Secluded Cul-De-Sac Location
- High Specification Fixtures and Fittings
- Sitting Room, Snug & Semi Open Plan Kitchen/Diner
- Four Double Bedrooms
- Contemporary Family Bathroom and En-Suite
- Gravel Driveway with Ample Parking
- Double Garage & Rear Garden with Patio Area

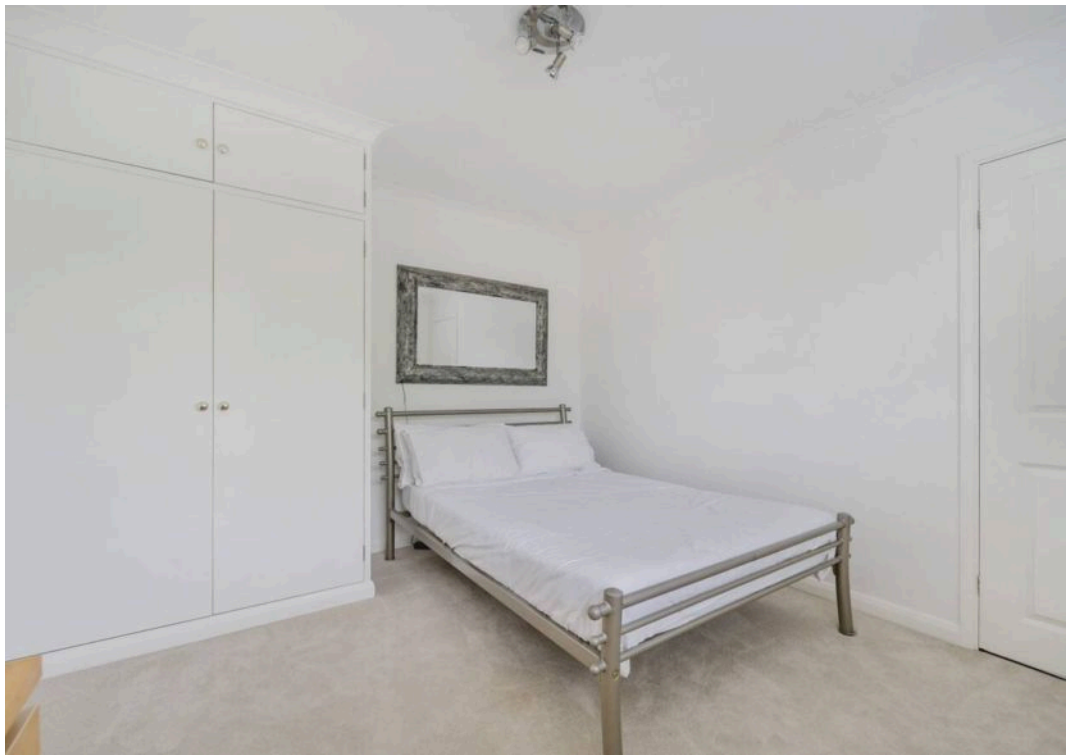
Welcome to this stunning detached house nestled in a secluded cul-de-sac. As you step inside, you are greeted by high-quality fixtures and fittings throughout, showcasing the meticulous attention to detail that defines this executive home.

The spacious living area boasts a cosy sitting room, as well as a snug/study. The semi-open plan kitchen diner is a true highlight of the property, providing a modern and inviting space for cooking, dining, and entertaining. The kitchen is fitted with contemporary gloss units under Granite worktops with space for a range style cooker and integral appliances. The utility has space for further appliances, access to front and back plus the garage.

Upstairs, you will find four generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The contemporary family bathroom and en-suite exude luxury, featuring sleek designs and top-of-the-range amenities.

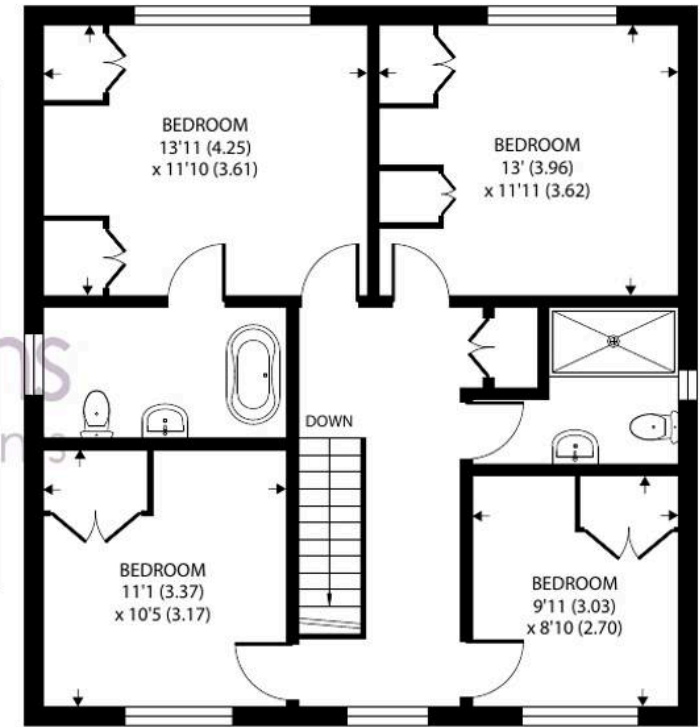








GROUND FLOOR



FIRST FLOOR

The Spinney, Bognor Regis

Approximate Area = 1717 sq ft / 159.5 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2041 sq ft / 189.6 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: 1283475

Outside, the property is a true gem, with a gravel driveway providing ample parking space for you and your guests. The double garage offers additional storage and convenience.

Step into the rear garden and discover a private oasis with a patio area, perfect for alfresco dining or simply soaking up the sun. Whether you're hosting a barbeque with friends or enjoying a quiet morning coffee.

Located in a sought-after neighbourhood, this home offers the perfect combination of tranquillity and convenience. With easy access to local amenities, schools, and transportation links, you can enjoy the best of both worlds.

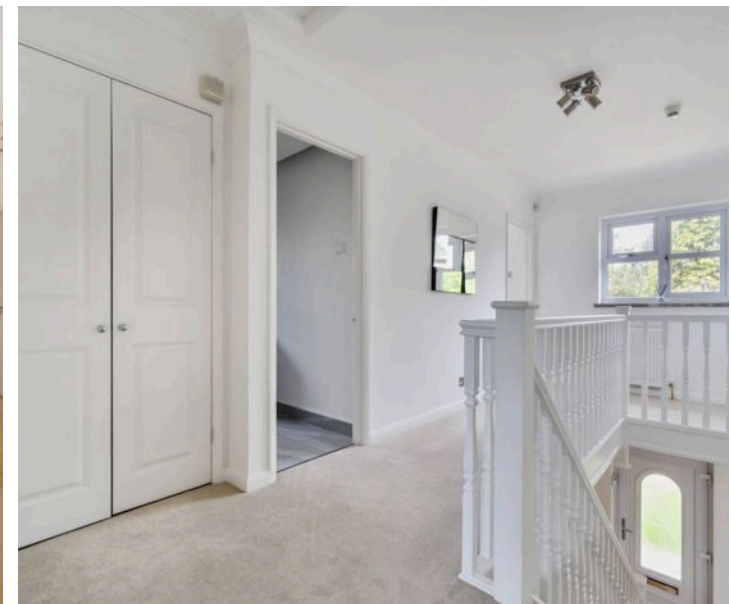
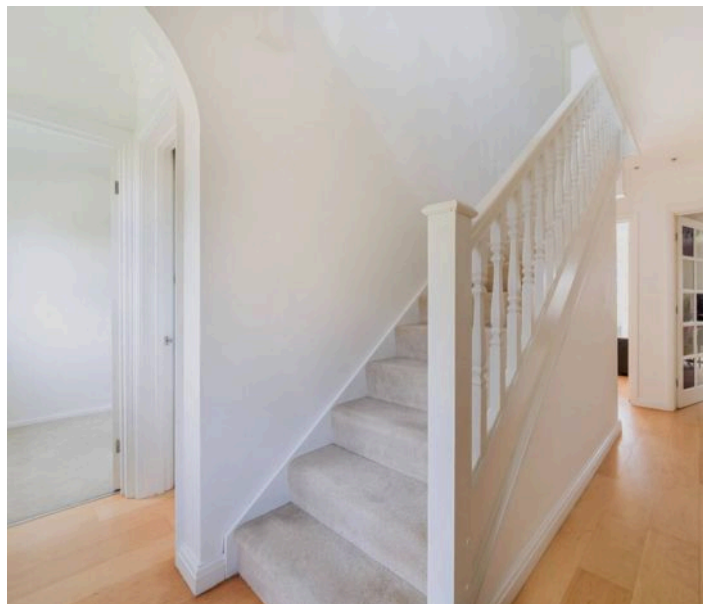
The village of Aldwick is located to the west of Bognor Regis. Local infant and junior schools can be found at the nearby village of Rose Green amongst other facilities. A regular bus service links the village to the nearby Bognor Regis town centre, which offers a more comprehensive range of facilities including a pier, promenade and a variety of bars and restaurants as well as the mainline railway station (London to Victoria approximately 1 hr 45 minutes). Chichester is about 8 miles to the north and offers an excellent range of shopping with a wide range of restaurants and leisure facilities including Chichester Festival Theatre.

What3Words [///lonely.table.preoccupied](https://www.what3words.com/lonely.table.preoccupied)

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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