



18 The Oaks, Aldwick

Guide Price £430,000

 Henry Adams
estate agents

18 The Oaks

- Semi-Detached House
- Conservatory
- 3 Bedrooms
- Principal Bedroom Suite
- Pressurised Hot Water System
- Off-Street Parking
- Scope to Convert Garage
- Garden on Two Sides
- No Onward Chain

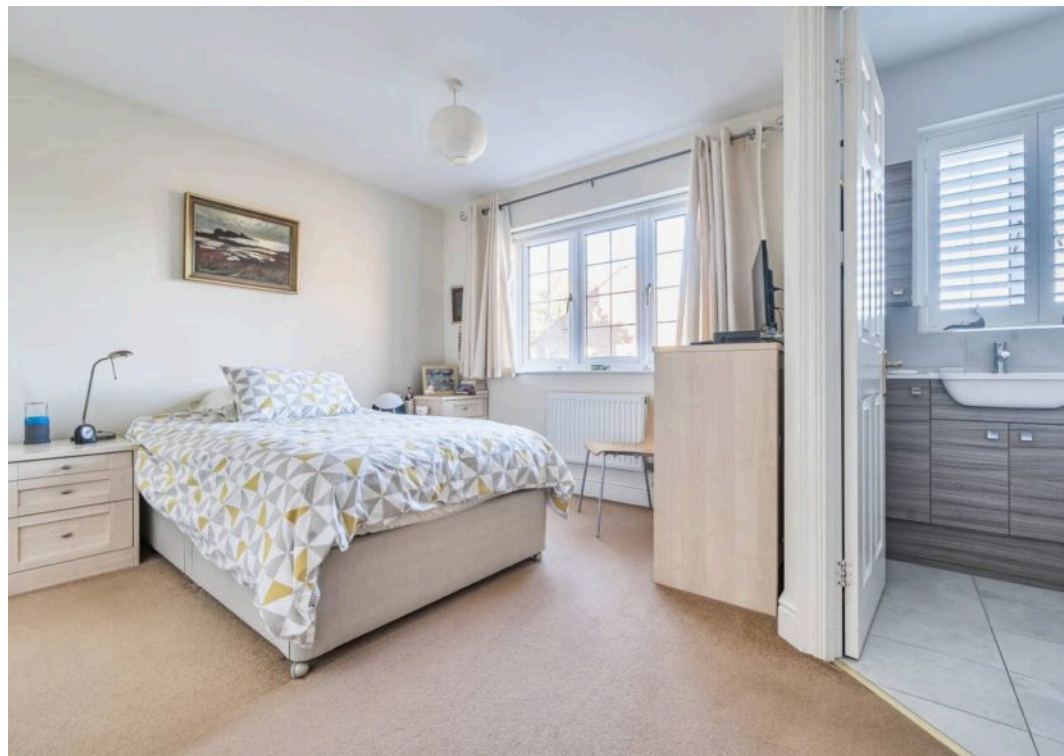
Presenting a charming three bedroom semi-detached house which occupies a corner plot and consequently has lovely garden on two sides. This immaculately kept property offers a serene living environment and is situated at the end of a quiet cul-de-sac. It offers a garage and ample off-street parking.

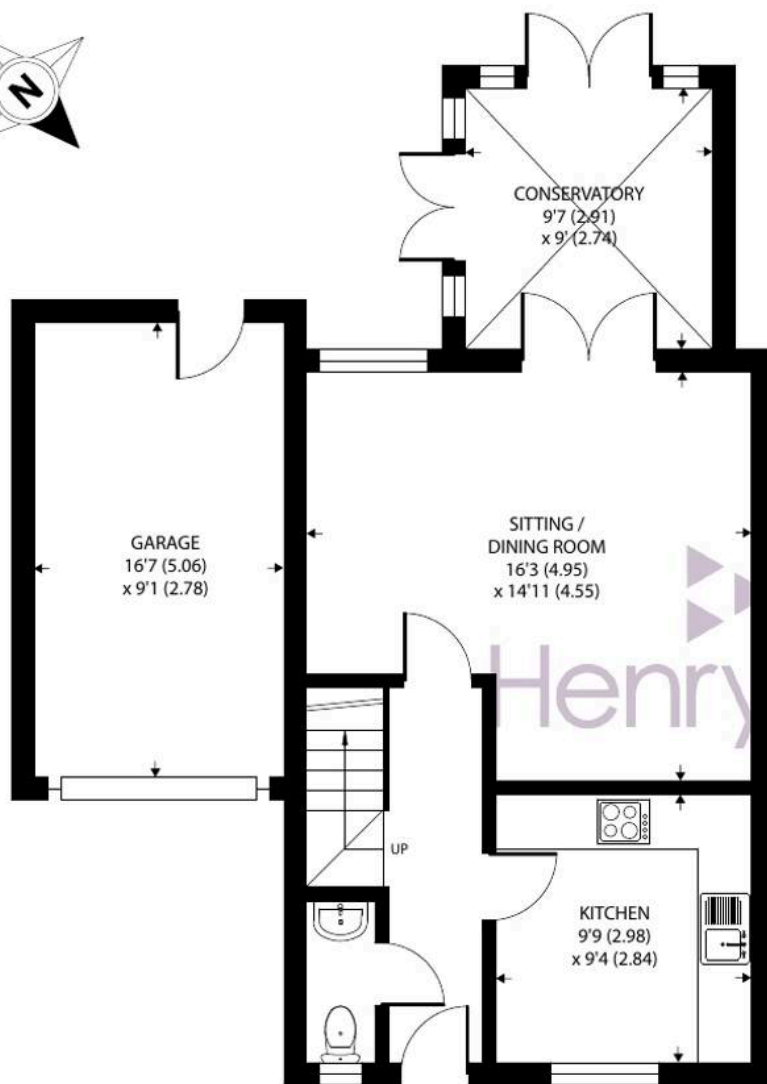
The front door opens onto an entrance hallway with stairs to first floor and doors to ground floor room including a downstairs WC and under stairs storage cupboard. The kitchen is to the front of the house and features a range of wall and base units. There is a large triple casement window and space for table and chairs. The spacious reception room has French doors opening to the conservatory with further windows overlooking the garden. The double aspect conservatory has two further doors to the garden.

On the first floor landing there is an airing cupboard containing pressurised hot water system. The principal bedroom has a large triple casement window to the front of the house, a built-in double wardrobe and further single wardrobe and an en-suite shower with corner shower, basin and WC.

Cont







GROUND FLOOR



FIRST FLOOR

The Oaks, Bognor Regis

Approximate Area = 1076 sq ft / 99.9 sq m

Garage = 151 sq ft / 14 sq m

Total = 1227 sq ft / 113.9 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: 1359450

Bedroom two features a double casement window. Bedroom three overlooks the garden with a very green outlook and a single built-in cupboard, a family bathroom completes the first floor rooms.

The garden areas are on two sides of the house giving two distinct areas which are mainly laid to lawn with mature border beds, including gazebo area. The garage could be converted to become a garden room with additional space at the front of the property that could easily create new off-street parking space and covered parking area.

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 ///deeper.bossy.ants

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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