

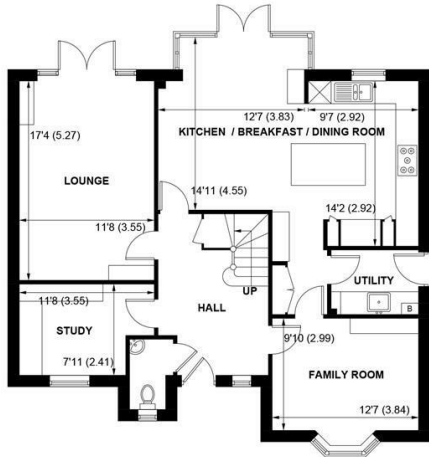


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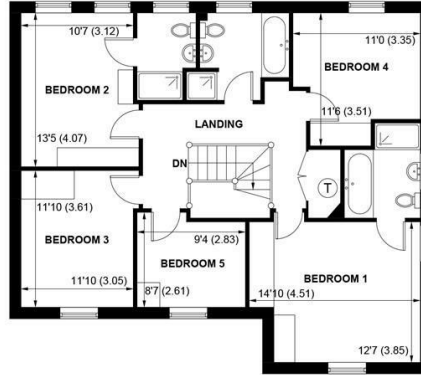


14 HASLER GROVE, ALDINGBOURNE, WEST SUSSEX, PO20 3AN

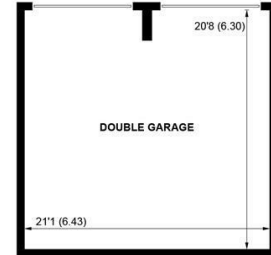




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1935 SQ FT / 179.8 SQ M

DOUBLE GARAGE = 437 SQ FT / 40.6 SQ M

TOTAL = 2372 SQ FT / 220.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£650,000 Freehold

14, HASLER GROVE,
ALDINGBOURNE,
WEST SUSSEX, PO20 3AN

- Detached Family House
- 5 Double Bedrooms
- 3 Reception Rooms
- Bathroom & 2 En Suites
- Kitchen/Breakfast/Dining Room
- Utility Room & Downstairs Cloakroom
- Southerly Aspect Landscaped Gardens
- Detached Double Garage & Driveway
- Popular Location

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = F

A beautifully presented five bedroom detached family house in a popular semi rural location in Aldingbourne.

The accommodation comprises spacious entrance hall with stairs to the first floor and under stair cupboard. The lounge has double French doors leading onto the garden. There is also a family room, study and cloakroom.

The stunning kitchen/breakfast/dining room has a range of units including pan drawers and pull out side larders, gas hob with extractor, double oven, integrated dishwasher, space for an American style fridge/freezer, a central island with cupboards and space under for stools. There is ample space for a dining room table and chairs and a utility room with plumbing for washing machine.

Upstairs there are five bedrooms, four of which are doubles. The dual aspect main bedroom and has a part tiled en suite with panelled bath, double shower cubicle, pedestal wash hand basin and WC. Bedroom two also benefits from en suite with double shower cubicle, pedestal wash hand basin and WC. The family bathroom consists of panelled bath, shower cubicle, pedestal wash hand basin and WC.

Outside the southerly aspect landscaped garden is a particular feature, there are two patio seating areas, one of which is covered with a pergola. there is an area of lawn, raised sleeper beds with planting, some mature shrubs, outside lighting and a patioed side garden with wiring for a hot tub.

The detached double garage has a pitched roof with power and light and brick paved driveway offering off road parking.

Hasler Grove is on a private development with a managing agent at a cost of £280pa.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the roundabout at the bottom of Fontwell Avenue proceed west along Nyton Road and Westergate Street. Proceed south along Westergate Street and turn right into Hook Lane shortly before the level crossing. Continue for a few hundred yards and turn right into Grender Way, turn left into Hasler grove and follow the road round until the end and number 14 is on the right hand side.



