



4 Summer Close, Aldingbourne, PO20 3BB

Guide Price £565,000

 **Henry Adams**
estate agents



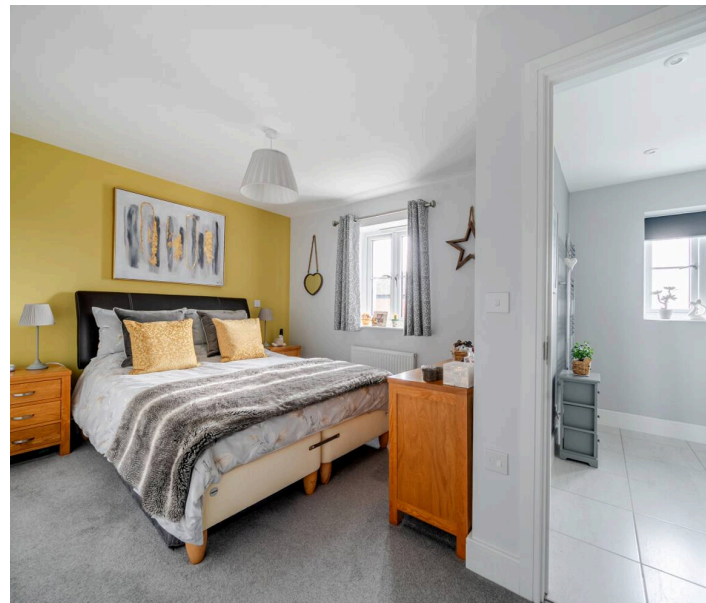
4 Summer Close, Aldingbourne

An exceptional designed detached home, in a sought-after semi-rural location.

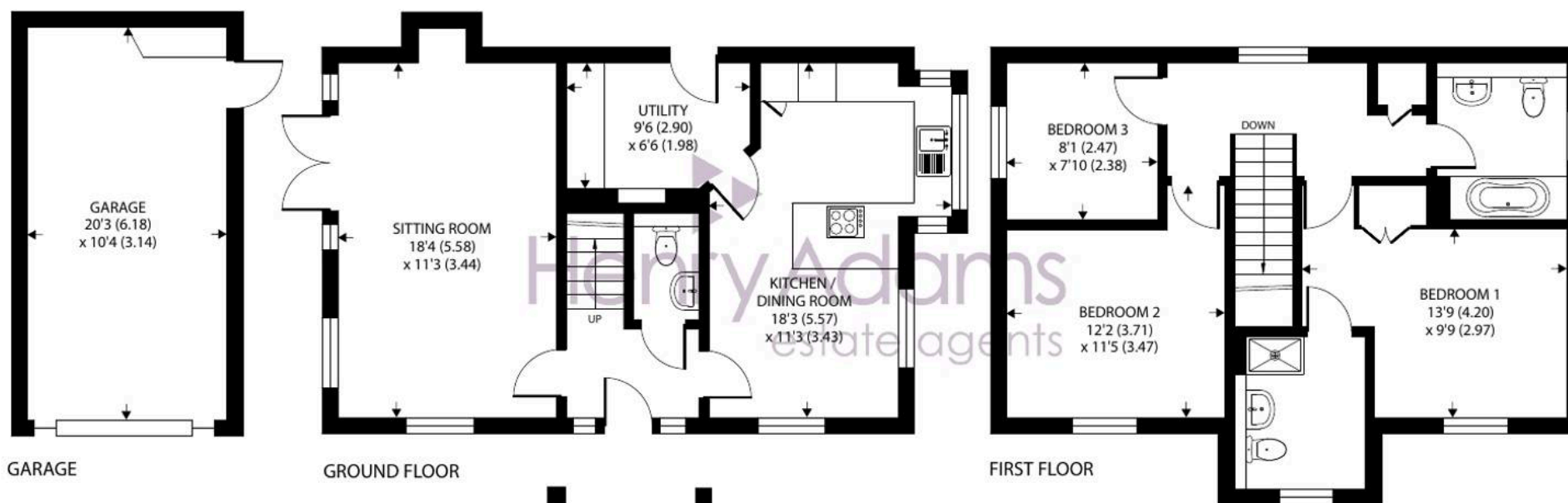
- Detached family house
- Stylish kitchen/dining room
- Sitting room with double doors out to garden
- Principal bedroom with en-suite
- Two further bedrooms
- West facing rear garden
- Detached single garage
- Parking for two vehicles

Originally designed for this exclusive Metis Homes development, this immaculately presented three-bedroom detached property offers contemporary living with high-spec finishes throughout. Situated in a peaceful private close within easy reach of local amenities, countryside walks and excellent transport links, the home also benefits from a west-facing garden, detached single garage and private parking for two vehicles.

At the heart of the home is a stylish kitchen/dining room fitted with sleek units and quality integrated appliances. A separate utility room offers space and plumbing for a washer and dryer, helping to maintain a clean, streamlined living environment plus a separate downstairs cloakroom. To the rear, the spacious living room opens directly onto the sunny west facing garden via double doors with full length side panels, ideal for both relaxing and entertaining. Upstairs, the principal bedroom includes fitted wardrobes and a modern en-suite shower room, while two further bedrooms (one double and one single) are served by a beautifully appointed family bathroom with Victorian-style modern fittings.







Approximate Area = 1108 sq ft / 102.9 sq m

Garage 209 sq ft / 19.4 sq m

Total = 1317 sq ft / 122.3 sq m

For identification only - Not to scale



Outside - The west-facing garden is mainly laid to lawn with a paved patio area. The detached garage is longer than average, providing excellent additional storage space and is equipped with power, lighting and wiring for an EV charging point, offering both practicality and future-ready convenience. This is a truly turn-key home offering quality, style and comfort in a desirable semi-rural setting.

Location - Nearby is a local convenience store and primary school. There are further amenities and railway station at Barnham. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed east along the A27 and straight over the Tangmere/Boxgrove roundabout. Take the turning on the right signposted to Westergate (B2233 - Nyton Road). Continue to the end of Nyton Road and turn right onto Westergate Street. Just before the railway crossing turn right into Hook Lane and proceed for approximately 0.3 of a mile where Summer Close is on your left. No 4 is on the right.

what3words - stem.soonest.conspired

Arun District Council - 25/26 Tax Band E £2,885.61 EPC-B

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

