



Dalkeith, 23 Gossamer Lane, Aldwick

Guide Price £800,000

 Henry Adams
estate agents



Dalkeith, 23 Gossamer Lane

- Impressive Detached 1930's House
- Modernised and Extended by the Current Owners
- Sitting Room with Sun Room and Cosy Snug
- Magnificent Kitchen/Dining/Family Room
- 4 Generous Bedrooms, Principal with En-Suite
- Refitted Family Bathroom
- South-Westerly Aspect Rear Garden
- Storage Garage/Workshop and In-and-Out Driveway
- No Forward Chain

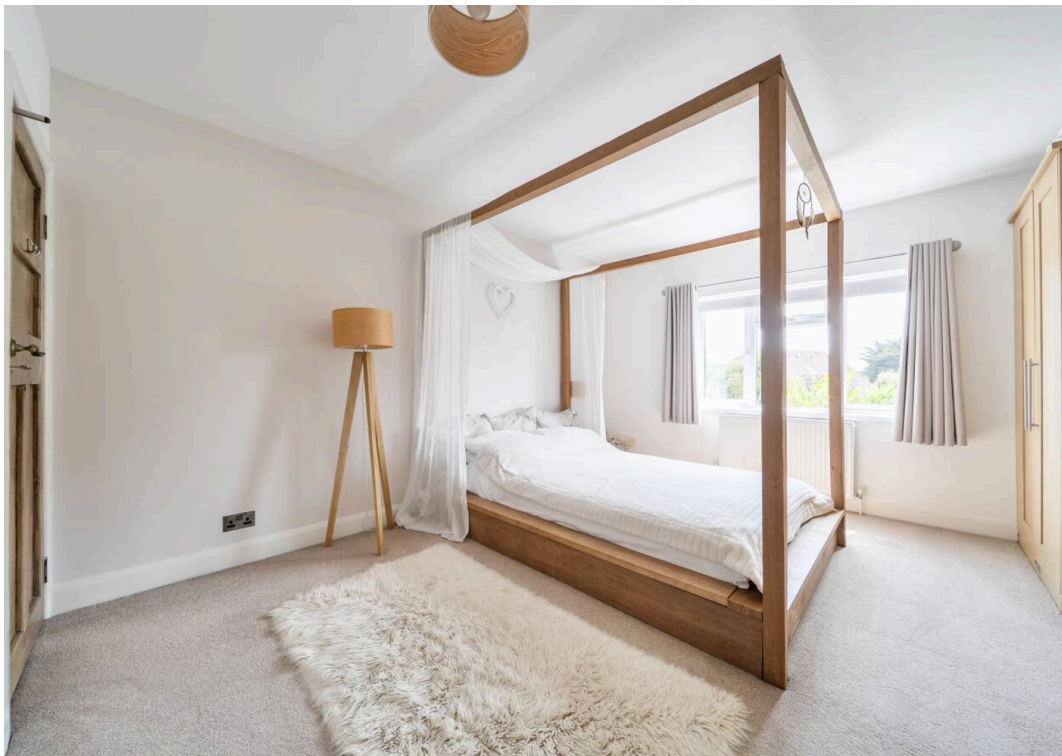
This impressive detached 1930's house offers a superb blend of period character and contemporary style, having been thoughtfully modernised and extended by the current owners to create a spacious and versatile family home. Upon entering, you are welcomed by a bright hallway featuring quality wood flooring leading to the ground floor WC and utility. Original oak doors throughout the property add a touch of traditional craftsmanship, enhancing the home's character.

The dual aspect sitting room has stripped floorboards, a feature fireplace and doors opening onto the sun room, an ideal place to relax and view the garden. While a cosy snug offers an inviting retreat for quieter moments. The heart of the home is undoubtedly the magnificent kitchen, dining, and family room designed for both every-day living and entertaining. This space boasts a quality fitted kitchen with a range cooker, American style fridge/freezer, integral appliances, and striking granite worktops, all complemented by stylish cabinetry and ample storage. The dining room extension has quality oak flooring, Velux roof lights and patio doors opening onto the decked pergola.

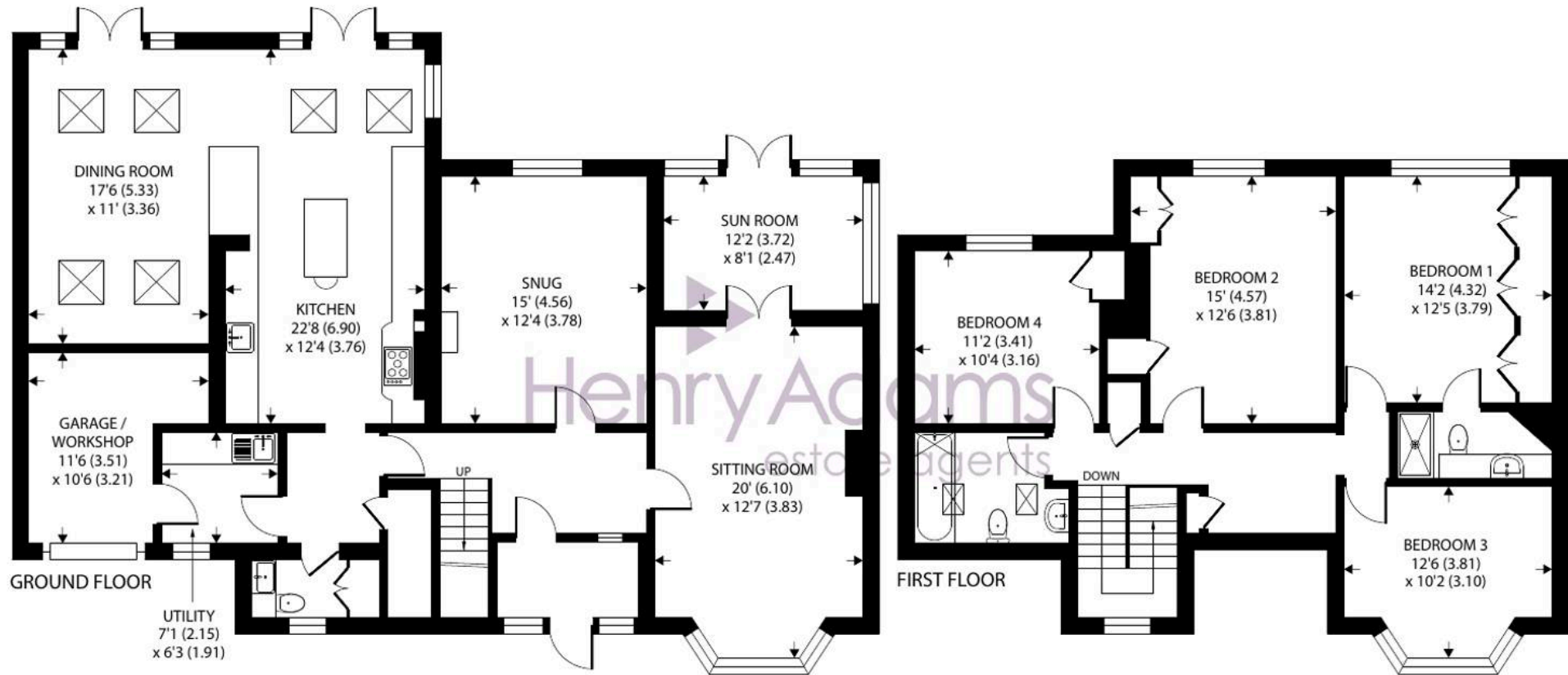












Gossamer Lane, Aldwick

Approximate Area = 2256 sq ft / 209.5 sq m

Garage / Workshop = 101 sq ft / 9.3 sq m

Total = 2357 sq ft / 218.8 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). © ntechcom 2026. Produced for Henry Adams. REF: 1477887

Upstairs, there are four generous bedrooms, including a principal suite with a modern en-suite shower room, and full bank of fitted bedroom furniture providing a private sanctuary. The refitted family bathroom features contemporary fixtures and tasteful finishes, ensuring comfort and convenience for every member of the household.

Additional practical features include a storage garage or workshop, ideal for hobbies or extra storage needs, and an in-and-out driveway for easy access and ample parking. The south-westerly aspect at the rear ensures the interiors are filled with natural light, creating a warm and welcoming atmosphere. Raised beds and a decked pergola in the garden (visible from the main living areas) add a delightful outlook and further enhance the sense of space and tranquillity. This property is ready to move straight into and enjoy. Early viewing is highly recommended to appreciate the quality, space, and versatility on offer in this unique and beautifully presented detached house.

The property is situated in a mature non estate location about two miles west of Bognor Regis. Rose Green village centre is less than half a mile level walk where local facilities include: a pharmacy, post office, convenience food store, newsagent, family butcher and a hardware store. There is also a public library and doctors surgery serving the village. The Cathedral City of Chichester and Chichester marina are about six miles and Goodwood, famous for horseracing and the world renowned Festival of Speed and Revival motor sport events is within ten miles.

What3Words [///trader.innocence.debt](https://trader.innocence.debt)

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: TBC





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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.