



31 Grange Court, Aldwick PO21 4XR

£700,000 Freehold



5 Bedrooms



2 Bathroom



3 Reception Rooms



Sims Williams

## Key Features

- Five Bedroom Detached Extended Home
- Sought After Aldwick Cul-De-Sac Location
- Professionally Landscaped Westerly Facing Garden
- Mediterranean Style Garden With Breeze House
- Kitchen/Breakfast Room
- Three Reception Rooms
- Principal Bedroom With En Suite Shower Room
- Four Further Bedrooms
- Close To Beach

## EPC Rating

Current = D

Potential = C

## Council Tax Band

Band = F

## Tenure - Freehold

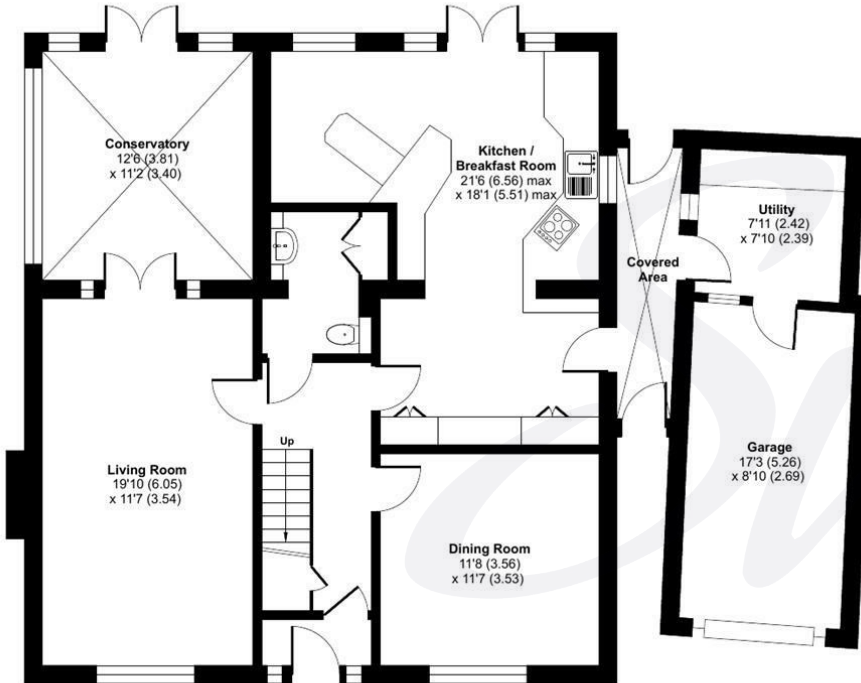


Approximate Area = 1868 sq ft / 173.5 sq m

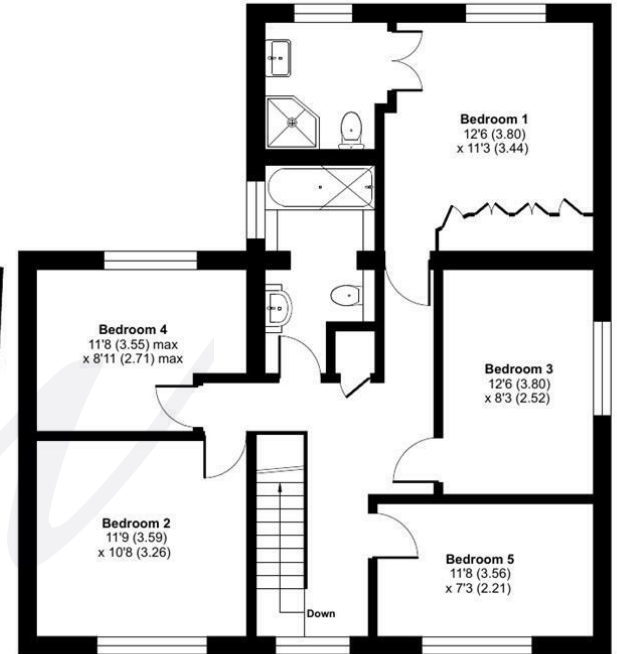
Garage = 219 sq ft / 20.3 sq m

Total = 2087 sq ft / 193.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.