



11 Fernhurst Gardens

Aldwick | West Sussex | PO21 4BA

Guide Price £550,000

Freehold

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Features

- Individually Designed Two Storey Detached Residence
- Cul-de-Sac Position Within Favoured Residential Setting
- 2 Double Bedrooms, Cloakroom & First Floor Bathroom (2 WCs)
- Kitchen, Utility Room & Large Conservatory
- Living Room with Log Burner & Dining Room
- Double Glazing & Gas Heating (Radiators)
- Landscaped Delightful Gardens
- 1,374.8 Sq Ft / 127.7 Sq M

Tucked in a small cul-de-sac within a favoured residential setting, approximately ten minutes walk to the nearby beach, this delightful detached, individually designed home, is offered for sale in an exceptionally well presented condition throughout. The bright and airy accommodation comprises: entrance hall, ground floor cloakroom/wc, living room, dining room, kitchen, separate utility room, large double glazed pitched roof conservatory, two first floor double bedrooms (principal with dressing room and adjoining versatile attic room) and a modern good size bathroom.

The property also offers double glazing, a modern gas heating system via radiators, authentic features including picture rails and parquet flooring where stated, on-site parking via a block paved driveway and truly delightful landscaped gardens.

A bespoke arched feature hardwood front door opens into the entrance hall with picture rail surround, fitted carpet, feature carpeted staircase to the first floor with handrail/balustrade, high level natural light bow window to the front over the stairs and under-stair storage cupboard. A glazed internal casement style door leads from the hallway to the dining room, with a matching door to the utility room and a panel door to the under-stair cloakroom, which has a close coupled wc, wash basin set on granite work-top with storage under, tiled floor and window to the front.

The dining room boasts exposed herringbone parquet flooring and picture rail surround, along with French doors with flank windows to the rear into the conservatory. A glazed internal casement style door leads to the kitchen and an archway leads through to the adjoining open plan living room, which has a feature bay window to the rear, exposed herringbone parquet flooring, picture rail surround and chimney breast with recessed log/coal burner.

The kitchen is a bright room with window to the front, high level window to the side and glazed folding doors to the rear, providing access into the adjoining conservatory. The kitchen itself boasts a comprehensive range of fitted units complemented by granite surfaces incorporating a drainer with inset sink, integrated dishwasher, under counter fridge and freezer, 4 ring electric hob with hood over and twin oven/grill under, tiled splash-back surround and wood effect flooring.

The conservatory is a good size reception room at the rear, with pitched, self cleaning roof, windows to both sides and the rear and French doors to the rear providing access to the rear garden.

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The separate utility room has a window to the front and double glazed door to the side, along with fitted work surface with a 1 1/2 bowl single drainer sink unit, space and plumbing for a washing machine, tiled splash-back surround, tile effect vinyl flooring, wall mounted gas boiler and large built-in storage cupboards (one housing the modern pressurised hot water tank).

The bright and airy landing has a feature bow window to the front over the stairs, picture rail surround, fitted carpet and large access hatch to the loft space with fitted ladder. Panel doors lead from the landing to the two bedrooms and bathroom.

Bedroom 1 is a generous double room with dressing room with built-in wardrobes and window to the front, picture rail surround, further fitted wardrobes in the main bedroom area, window to the rear and fitted carpet. A shallow height door leads from the bedroom to a vaulted adjoining attic room, with window to the side, which could be utilised as a home office or store room. Bedroom 2 is also a good size double room with picture rail surround, fitted carpet, fitted wardrobes, a feature glazed bowl sink unit on granite top with storage under and down-lighting over and a window to the rear.

The bathroom has a white suite of oversize bath with shower over, wash basin inset into a granite surround with a range of fitted storage cupboards under and adjacent enclosed cistern wc, ladder style heated towel rail and two windows to the front.

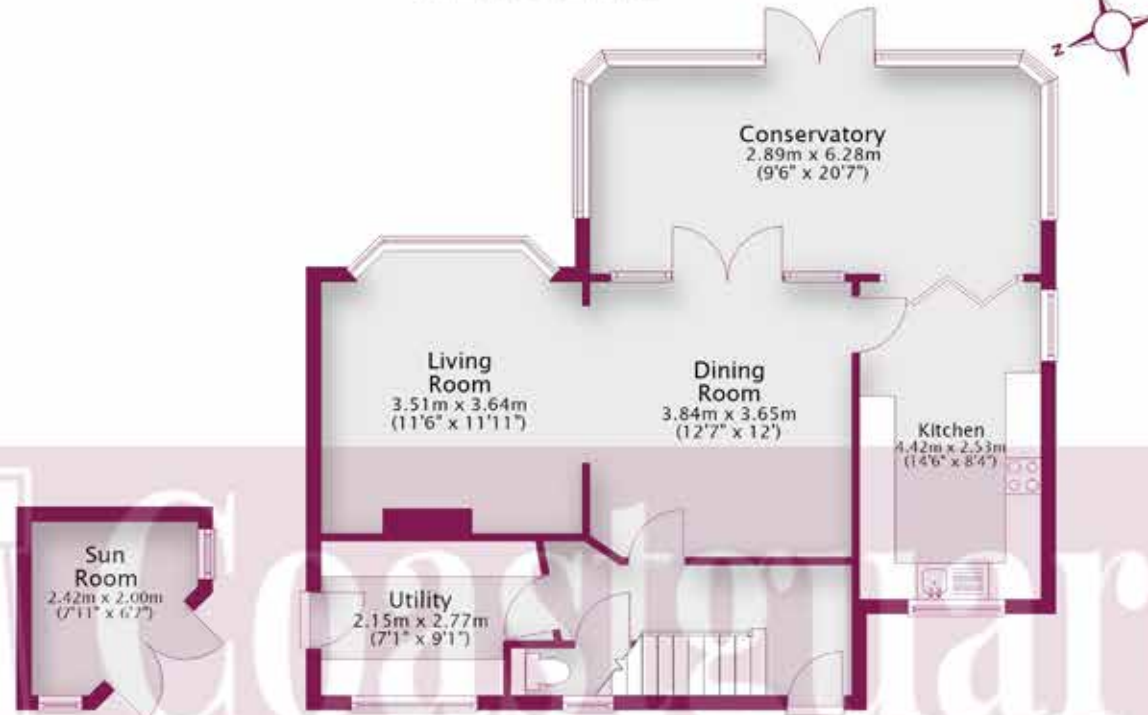
Externally, the property boasts a pretty frontage with a block paved driveway providing on-site parking, lawn with established well stocked borders and pedestrian gate at the front. Pathways with gates lead to both sides of the property in turn leading to the landscaped rear garden, with feature block paving, raised bed with sunken pond, generous sun terrace accessed from the conservatory, additional raised terrace, shaped lawn, established well stocked beds and borders, timber summer house, good size timber store and trees providing screening from neighbouring properties.

Current EPC Rating: D (66) **Council Tax:** Band E £2,955.80 (Arun District Council / Aldwick 2026 - 2027)



Ground Floor

Main area: approx. 73.3 sq. metres (789.0 sq. feet)
Plus outbuildings, approx. 4.5 sq. metres (48.1 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



Main area: Approx. 127.7 sq. metres (1374.8 sq. feet)

Plus outbuildings, approx. 4.5 sq. metres (48.1 sq. feet)

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