



34 St Richards Way

Aldwick | West Sussex | PO21 3BB

Price £575,000

Freehold

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GO575 - 06/26

Features

- Individually Designed Detached Family Home
- Favoured Residential Location Close To St Richards Church
- 4 Bedrooms & 2 Separate Receptions
- Living Room with Log Burner
- Feature Hallway & Gallery Landing
- Double Glazing & Gas Heating (Radiators)
- Carriage Driveway & Integral Garage
- 1,677.5 Sq Ft / 155.8 Sq M (Plus Garage)

Situated within a favoured residential location close to St Richards Church and the amenities within Rose Green village centre, this individually designed family home provides highly versatile accommodation comprising: porch, feature hallway, living room, separate dining/family room, kitchen/breakfast room, side porch, ground floor shower room, impressive gallery landing, four good size bedrooms (bedroom 1 with en-suite shower room) and a generous family bath/shower room.

The property is well presented throughout and also benefits skimmed ceilings, updated electrics, double glazing, a gas heating system via radiators and modern boiler, on-site parking via the carriage driveway, an integral garage and a fully enclosed rear garden.

An outer double glazed front door leads into the good size porch with double glazed natural light window to the front, courtesy light and tiled flooring. An inner double glazed front door in-turn leads through into the welcoming bright and airy entrance hall with obscure double glazed panelling to the front into the porch, exposed wood flooring, dado rail surround and a feature carpeted staircase with hand rail/balustrade to the first floor galleried landing with high level natural light window to the front, along with useful under-stair storage cupboard. Panel doors lead from the hallway to the living room, separate dining/family room and ground floor shower room, while a glazed door leads into the kitchen/breakfast room and further door to the garage.

The living room is positioned at the front of the property and boasts a feature wood burning stove recessed into the chimney breast, exposed wood flooring, window to the front and two natural light obscure windows to the side.

The kitchen/breakfast room is of a good size with window to the rear enjoying the pleasant outlook into the rear garden, along with a natural light window to the side and boasts a range of base, drawer and wall mounted units complemented by solid wood light grain work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated electric hob with hood over and oven under, space and plumbing for a washing machine and dishwasher, space for an under counter appliance, tiled flooring, cupboard housing the Veissman gas boiler, space for a table and chairs and double glazed door to the side into a side covered porch area, which provides access front and rear.





The versatile separate dining/family room lends itself to a variety of uses and has patio doors to the rear providing access into the rear garden, fitted carpet and useful deep double fronted shelved storage cupboard.

Positioned between the dining/family room and the kitchen/breakfast room is a ground floor shower room with suite of shower enclosure with fitted electric shower, wash basin with storage under, close coupled wc, tiled splash-back and flooring, extractor and window to the rear.

The first floor boasts a feature gallery style carpeted landing with deep built-in airing cupboard housing the lagged hot water cylinder and slatted shelving, an access hatch to the loft space, along with dado rail surround and panel doors to the four bedrooms and family bath/shower room.

Bedroom 1 has window to the rear and fitted carpet. A door leads into the adjoining en-suite shower room with a modern white suite of tiled shower enclosure with fitted shower and glazed door, shaped wash basin with storage under, close coupled wc, heated towel rail, tiled walls and flooring and a window to the rear. Bedroom 2 is a bright and airy dual aspect room positioned at the front of the property with windows front and side, fitted carpet and fitted wardrobes. Bedroom 3 has a window to the rear and fitted carpet. Bedroom 4 has a dormer style window to the front and is also of a good size, again lending itself to a variety of uses such as home office/hobbies room and is currently utilised as a dressing room.

The generous family bath/shower room boasts a modern white suite of oversize bath with mixer tap/shower attachment, oversize tiled shower enclosure with fitted shower and glazed door, wash basin inset into surround with storage under and adjacent enclosed cistern wc, tiled walls and flooring, extractor, ladder style heated towel rail and window to the side.

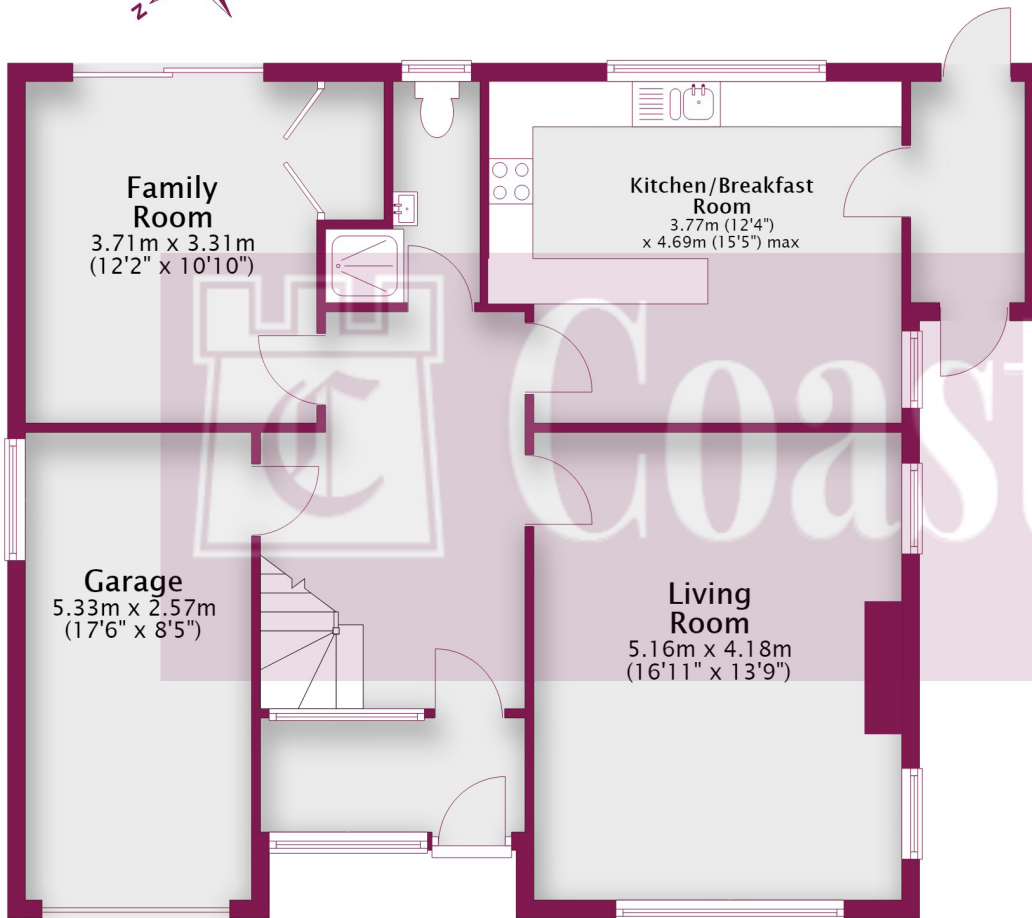
Externally, the property boasts a carriage driveway at the front providing on-site parking and leading to the front door and integral garage which has an electrically operated up and over door at the front, wall mounted gas and electric meters, wall mounted modern electric consumer unit, window to the side and personal door to the hallway. The rear garden is predominantly laid to lawn with a paved pathway leading to a raised paved terrace at the rear, mature shrubs and timber summer house/store.





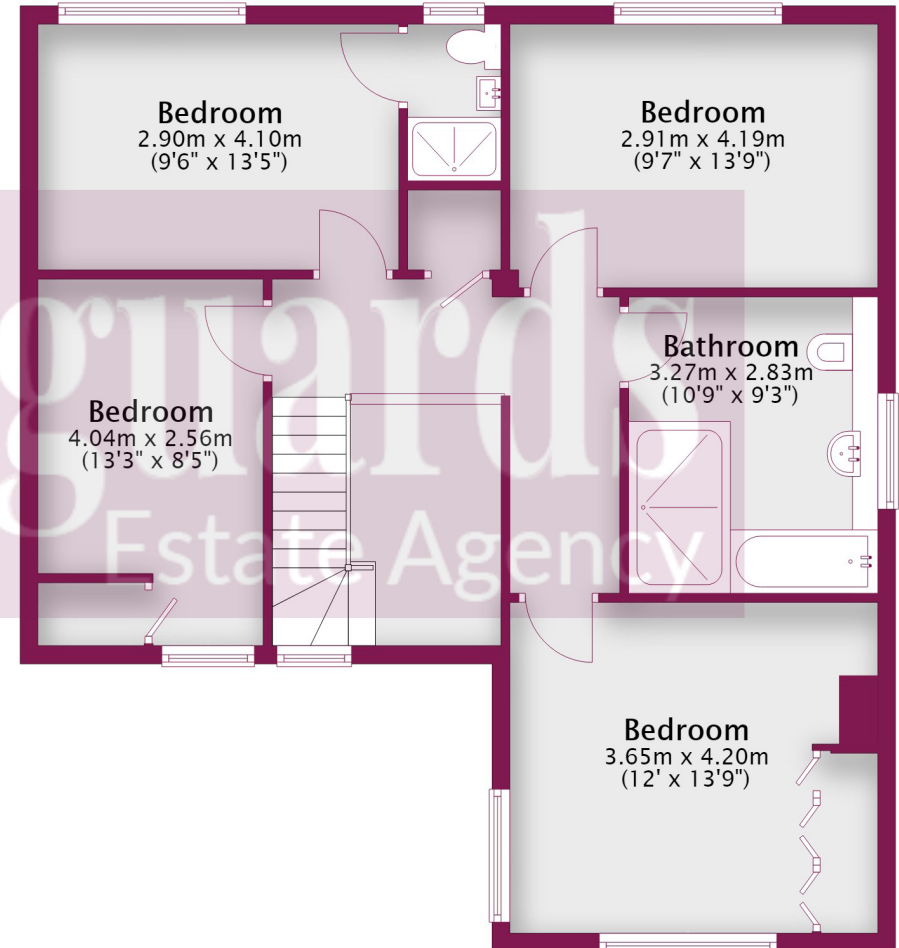
Ground Floor

Main area: approx. 76.3 sq. metres (821.3 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.4 sq. feet)



First Floor

Approx. 79.5 sq. metres (856.2 sq. feet)



Main area: Approx. 155.8 sq. metres (1677.5 sq. feet)

Plus garages, approx. 13.7 sq. metres (147.4 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error,

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Plan produced using PlanUp.



Current EPC Rating: D (66)

Council Tax: Band F £3,493.21 (Arun District Council/Aldwick 2026 - 2027)

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