



4 Autumn Gate, Hook Lane, Aldingbourne, PO20 3TE

Guide Price £415,000

 **Henry Adams**
estate agents



4 Autumn Gate, Aldingbourne

This beautifully presented home, built by Imperial Homes Southern, combines quality craftsmanship with modern comfort.

- Semi-detached house
- Beautifully presented throughout
- Beautifully appointed kitchen/dining room
- Sitting room
- Three double bedrooms
- En-suite shower room, family bathroom, downstairs cloakroom
- Attractive landscaped garden
- Driveway with EV charger
- Underfloor heating on ground floor and Air source heat pump
- Viewing recommended

An attractive oak-framed porch sets the tone on arrival, leading into a welcoming layout that includes a ground floor cloakroom, a sitting room and a beautifully appointed kitchen/dining room featuring a central island and doors opening onto the south-facing garden.

Upstairs, there are three well-proportioned double bedrooms, an en suite shower room and a contemporary bathroom.

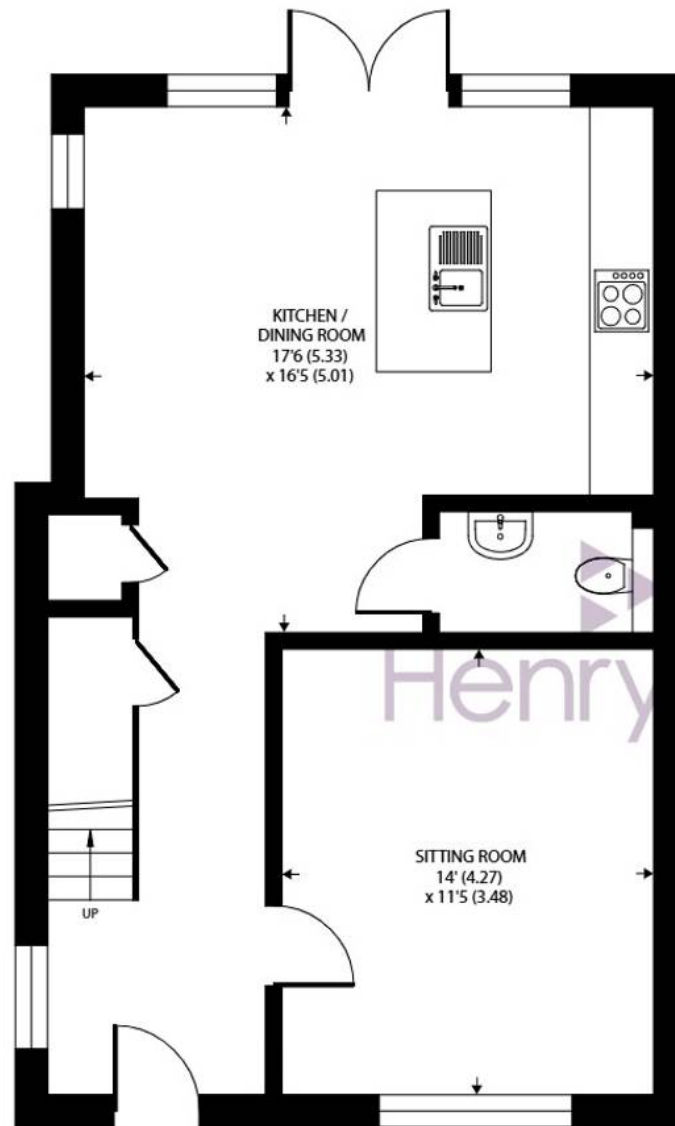
Outside, the landscaped garden provides an appealing and relatively low-maintenance setting, while the driveway offers convenient parking with an EV charger.

The property benefits from underfloor heating on the ground floor and an efficient air source heat pump, making it both comfortable and eco-friendly.

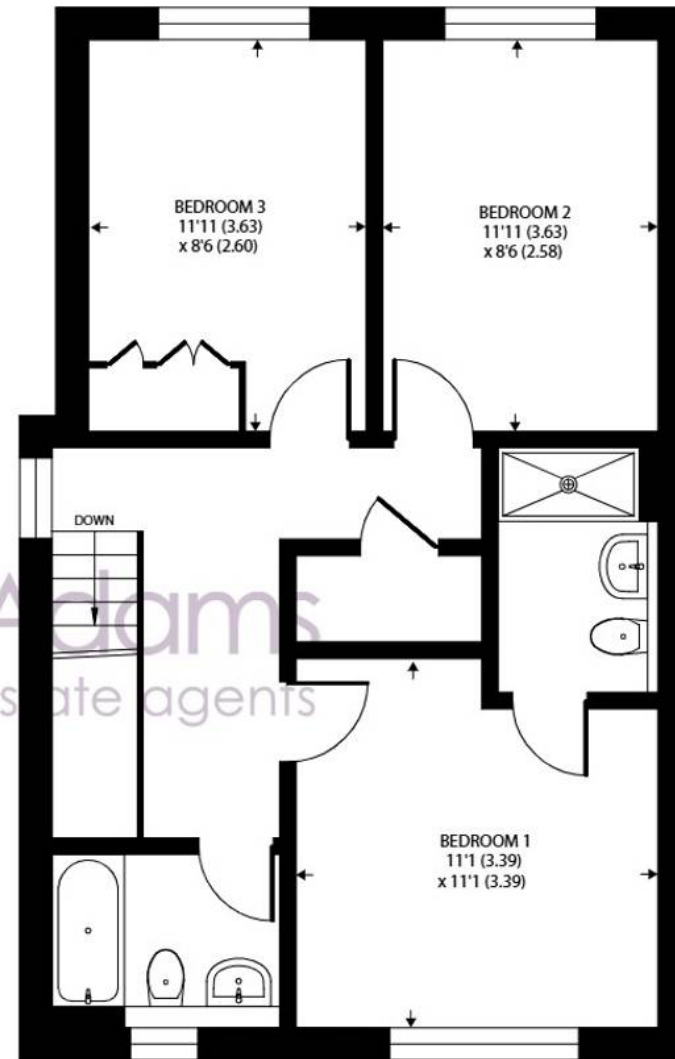
Viewing is strongly recommended.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



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 Autumn Gate is on your right. Number 4 is a short distance along on the left. What3words - stump.fears.firm

Arun District Council - 26/27 Tax Band D £2,474.56 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

