



Sims Williams



KINDERHOF, 259A ALDWICK ROAD, ALDWICK, WEST SUSSEX, PO21 3QU





Approximate Area = 1298 sq ft / 120.5 sq m

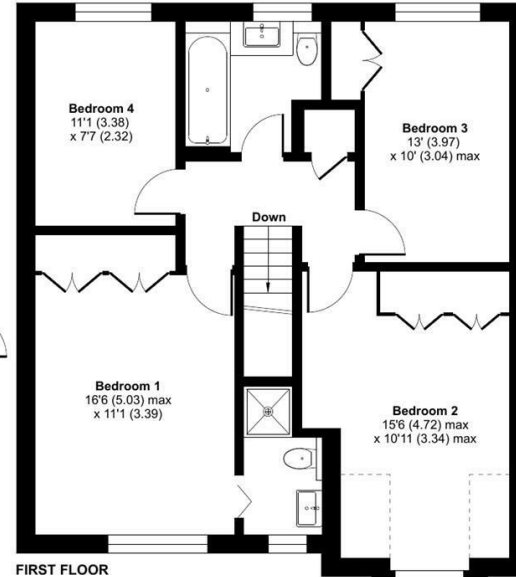
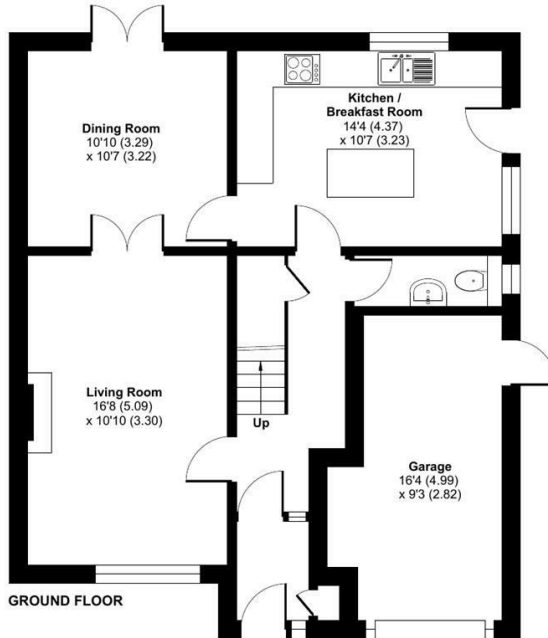
Limited Use Area(s) = 22 sq ft / 2 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1455 sq ft / 135 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
Produced for Sims Williams. REF: 1449755



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£600,000 Freehold

KINDERHOF, 259A, ALDWICK ROAD,

ALDWICK,

WEST SUSSEX PO21 3QJ

• Detached Four Bedroom Home

- Modernised Throughout
- Spacious Kitchen With Island
- Two Reception Rooms
- Open Fireplace
- En Suite To Main Bedroom
- Good Sized Garden
- Integral Garage
- Off Road Parking For Several Cars

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = F

This is a modernized four-bedroom detached house. The accommodation includes an entrance porch, a hallway, and a lounge with an open fireplace. The dining room features patio doors that open into the rear garden. Completing the accommodation downstairs is a good sized kitchen with central island and a cloakroom.

Upstairs, all four double bedrooms are accessed from a generous landing. The master bedroom benefits from an en-suite shower room, while there is also a family bathroom. The rear garden boasts a large patio area and a raised deck complete with a greenhouse. Steps lead down to a lawn surrounded by mature trees and shrub borders. The property provides side access on both sides and has a side door leading into the integral garage. At the front, there is a brick-paved driveway with raised borders, offering off-road parking for several cars.

This modernised four-bedroom detached house offers generous and well-balanced accommodation arranged over two floors, providing an ideal setting for family living. The property is approached via a brick-paved driveway with raised borders, offering off-road parking for several vehicles and access to the integral garage.

The ground floor begins with an entrance porch leading into a welcoming hallway, which provides access to the principal living areas. The lounge is a comfortable and inviting space, featuring an open fireplace that creates a focal point within the room. Adjacent to this, the dining room offers a dedicated space for entertaining and family meals, with patio doors

opening directly onto the rear garden, allowing natural light to fill the room and creating a seamless indoor-outdoor connection.

The kitchen is well-proportioned and fitted with a range of units, complemented by a central island that enhances both functionality and sociability. This space provides ample storage and preparation areas, making it well suited to everyday use. A cloakroom completes the ground-floor accommodation.

On the first floor, a generous landing leads to four double bedrooms, all offering flexibility for a variety of furniture arrangements. The main bedroom benefits from an en suite shower room, providing privacy and convenience, while the remaining bedrooms are served by a family bathroom. Both bathrooms have the added benefit of underfloor heating.

Externally, the rear garden is thoughtfully arranged and offers a variety of spaces for relaxation and entertaining. A large patio area provides an ideal setting for outdoor dining, while a raised deck with a greenhouse adds further interest and practicality. Steps lead down to a lawn bordered by mature trees and shrubs, creating a private and established outdoor environment.

The property also benefits from side access on both sides, along with a side door leading into the integral garage, adding further convenience. Overall, this home combines modern presentation, generous accommodation and well-designed outdoor space, making it an excellent choice for a range of buyers.

