

# 1 Summer Close, Aldingbourne, PO20 3BB

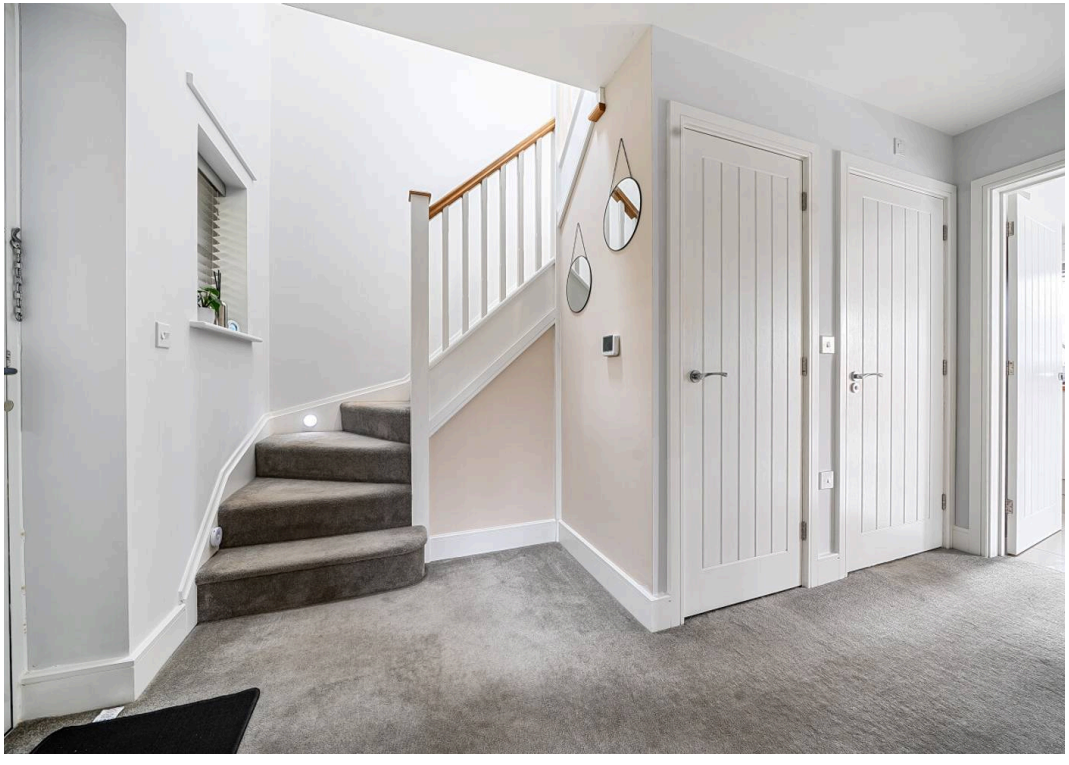
Guide Price £375,000 (75% Share Equity)

Henry Adams
estate agents






PALERMO
1981



# 1 Summer Close

## Aldingbourne

- 75% share equity - no rent on remaining 25%
- Three-bedroom detached house
- Beautifully presented
- Bright dual-aspect living spaces
- Landscaped, lower maintenance garden
- Two parking spaces
- Energy-efficient home - EPC-B
- Chain free

A beautifully presented modern three bedroom detached house in a popular Aldingbourne development, offering bright and spacious accommodation, a landscaped rear garden and two parking spaces.

The dual-aspect sitting room and a bright triple-aspect kitchen/diner offer welcoming spaces for both everyday living and entertaining. There is a ground floor cloakroom, three first-floor bedrooms and a family bathroom.

Outside, the low maintenance rear garden includes a patio area and a useful storage shed. The property benefits from and EPC B rating and is offered for sale with no onward chain.

**75% Shared Equity Opportunity**

The purchaser buys a **75% equity share of the property. The developer retains the remaining 25%, with no rent payable on that share. Please ask the agent for full details of this arrangement.**

Estate charge - £752.06 pa

Arun District Council - Tax Band E EPC-B





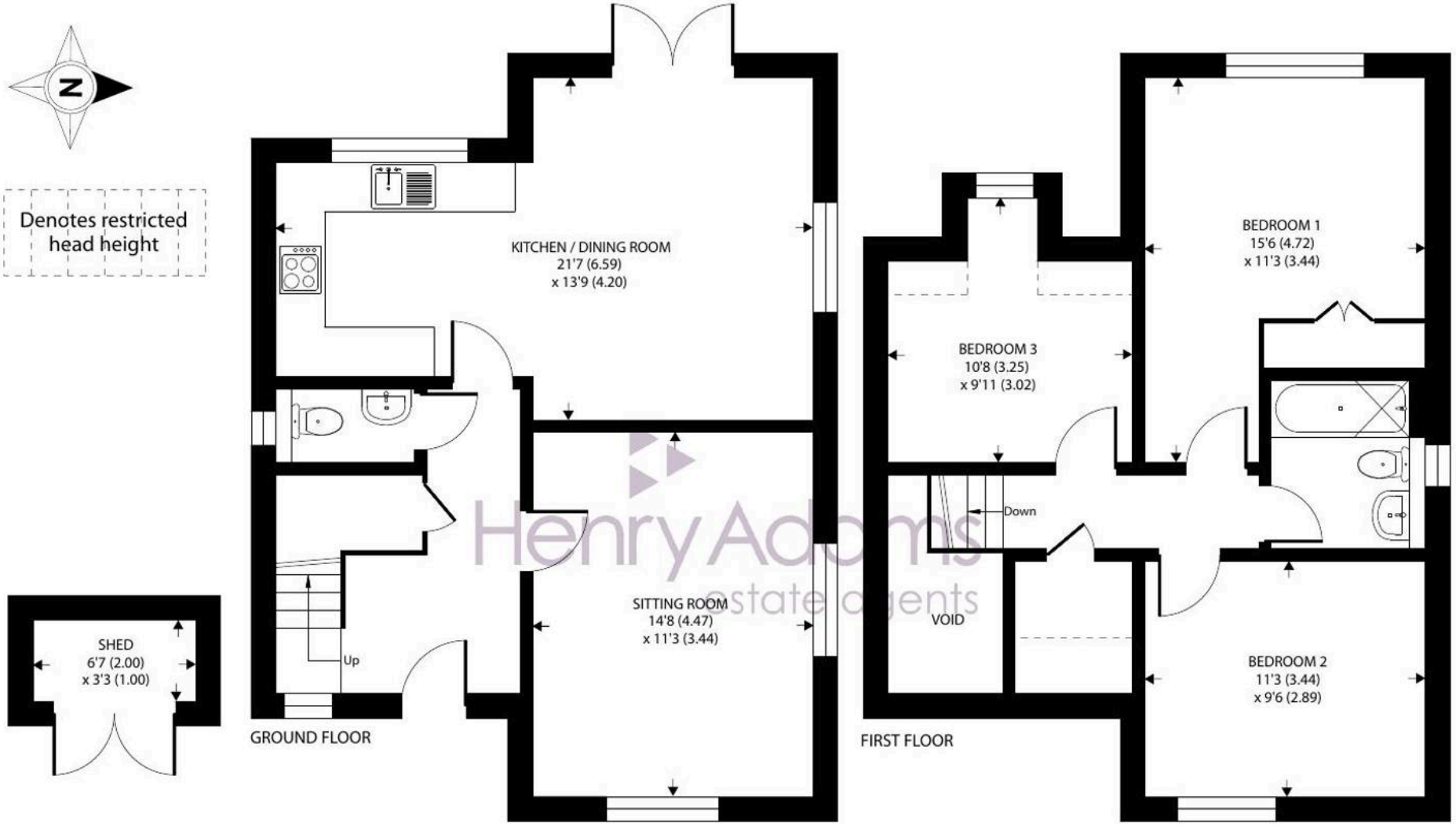











Approximate Area = 1006 sq ft / 93.4 sq m (excludes void)
Limited Use Area(s) = 22 sq ft / 2 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 1050 sq ft / 97.4 sq m
For identification only - Not to scale

**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 Summer Close is on your left. No 1 is on the left. What3words - engulfing.breathing.test**

**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](henryadams.co.uk)



