



**The Glen Hook Lane, Aldingbourne, PO20 3TE**

Guide Price **£350,000**

# The Glen, Aldingbourne

A bright and spacious semi-detached family home.

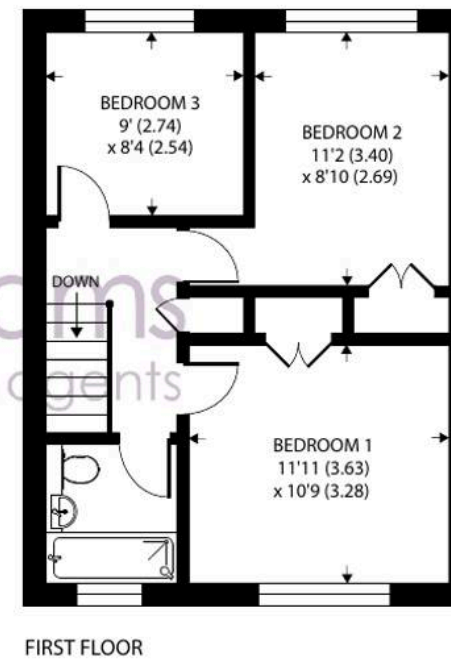
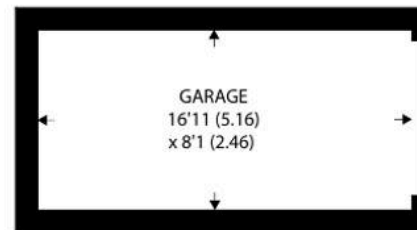
- Semi-rural yet convenient location
- Easy access to A27 and A29
- Well proportion accommodation
- Conservatory with radiator
- Three bedrooms
- Sunny southerly aspect rear garden
- Garage and additional off-road parking

Set in a quiet, semi-rural, non-estate location, this attractive property offers generous, light-filled living spaces ideal for family life. A wide entrance hall welcomes you into the home, with a convenient cloakroom. The dual-aspect sitting room features glazed double doors opening to a conservatory, complete with radiator for year-round comfort. A wide archway connects the sitting room to the dining room, where a large window and glazed door lead directly out to the rear garden, enhancing the sense of space and natural light. The shaker-style kitchen is fitted with an integrated electric oven and ceramic hob, offering a stylish and practical cooking space. Upstairs, there are three well-proportioned bedrooms served by a smart, modern bathroom.

The property is approached via a shared gravel drive, leading to a single garage and providing parking for at least two additional vehicles. The front garden is mainly laid to lawn, creating a pleasant approach to the home. The long rear garden, flanked by a mature beech hedge on one side, is also mainly laid to lawn, offering a private and peaceful outdoor space perfect for families and entertaining.







Approximate Area = 1070 sq ft / 99.4 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 1208 sq ft / 112.2 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 The Glen will be on your right. what3words – refers.loops.curiosity

Arun District Council – 25/26 Tax Band D £2,360.96 EPC-C

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**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](http://henryadams.co.uk)

