



12 & A Half, Old Place, Aldwick

Guide Price £550,000

 **Henry Adams**
estate agents



12 & A Half, Old Place, Aldwick

This immaculately presented house with a lovely garden is located in the sought-after area of Aldwick and is situated in a charming estate at the end of a cul-de-sac.

- Detached House
- Dual Aspect Sitting Room
- Conservatory with Warm Roof
- Dining Room
- Kitchen plus Utility Room
- Cloakroom with WC
- Four Bedrooms & Two Bathrooms
- Principal Bedroom with En-suite
- Mature Enclosed Rear Garden & Double Garage

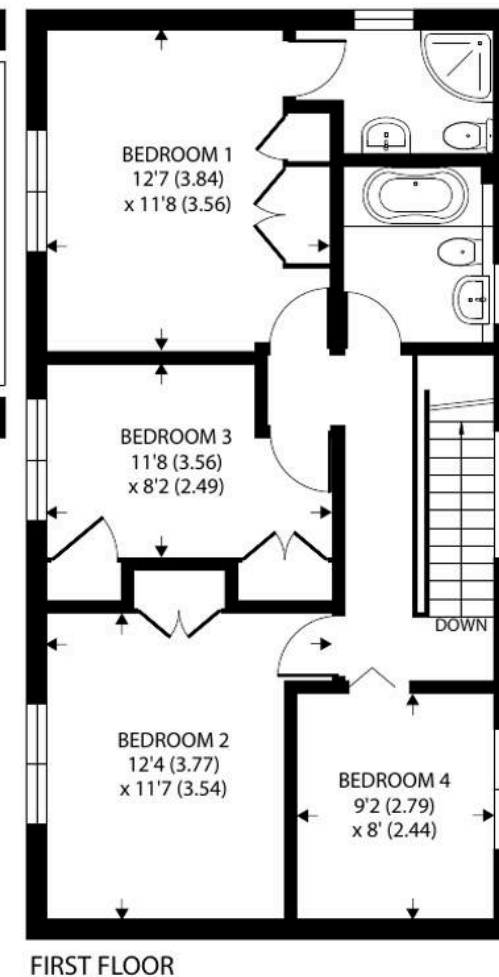
This lovely house is located within a private courtyard forming part of an award-winning development in Aldwick situated to the west side of the seaside town of Bognor Regis. Presented in great condition throughout, the current vendor has installed a new boiler in June 2024 and solar panels, together with batteries, which demonstrably contributes to lowering the cost of the electricity used.

The accommodation briefly comprises, entrance way with doors to the cloakroom with WC and double garage, further door opening into the dining room, with double doors giving access to the rear garden, dual aspect sitting room which leads to the conservatory and in turn the rear garden, kitchen with 'Stoves' double oven, electric hob and extractor above, utility with space and plumbing for washing machine, sink and door to side access.









Old Place, Bognor Regis

Approximate Area = 1541 sq ft / 143.1 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 1828 sq ft / 169.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1226914

The first floor comprises four bedrooms, three having fitted wardrobe cupboards, en-suite shower room and family bathroom.

Outside, the double garage is accessed via an electric roller door. The well-established rear garden with patio, is mainly laid to lawn with mature shrubs and trees.

Old Place is a highly regarded and much sought-after mews style development situated in Aldwick. Rose Green village is less than half a mile away where there is an excellent range of shopping facilities, a public library, infant and junior schools and a doctors surgery. The cathedral city of Chichester and Chichester Marina are about six miles, and the seaside town of Bognor Regis is approximately two miles to the east.

Communal Charges: We understand the annual charge for the upkeep of the communal areas is approximately £266 p.a.

What3Words ///counts.sheep.repay

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: 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.