



3 Gossamer Lane, Aldwick

Guide Price £975,000

 **Henry Adams**
estate agents



3 Gossamer Lane

- Beautiful Detached Family House
- Set in 1/3 of an Acre
- 4 Bedrooms
- Annexe Potential
- Beautiful Garden
- Large Kitchen/Breakfast Room
- Ample Off-Street Parking
- Double Garage
- Stunning Original Features
- Oak Doors Throughout

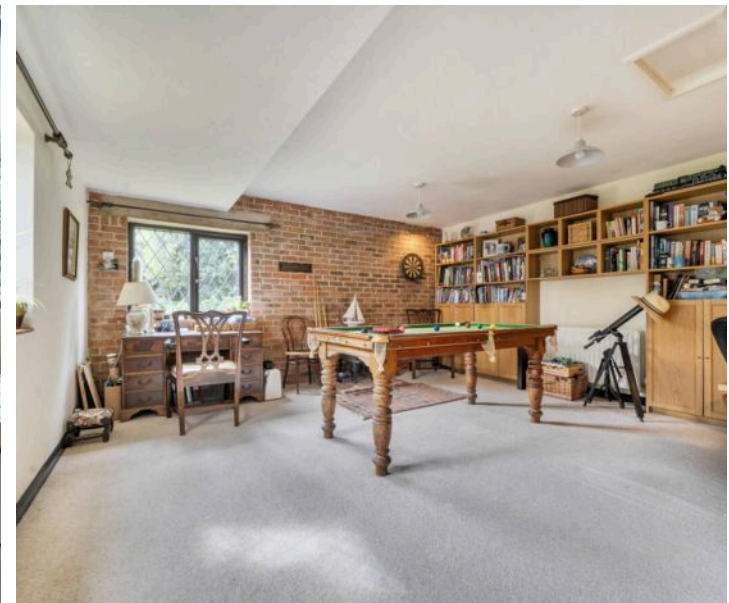
Introducing an exquisite detached house, the land occupying one third of an acre, this property offers a truly remarkable living experience. Four bedrooms and significant extensions which could potentially be transformed into a separate annexe, this home presents a rare opportunity for versatile living arrangements.

This is a serious family house with fantastic living space, tailor-made for entertaining guests or simply relaxing with loved ones, making it the ideal home.

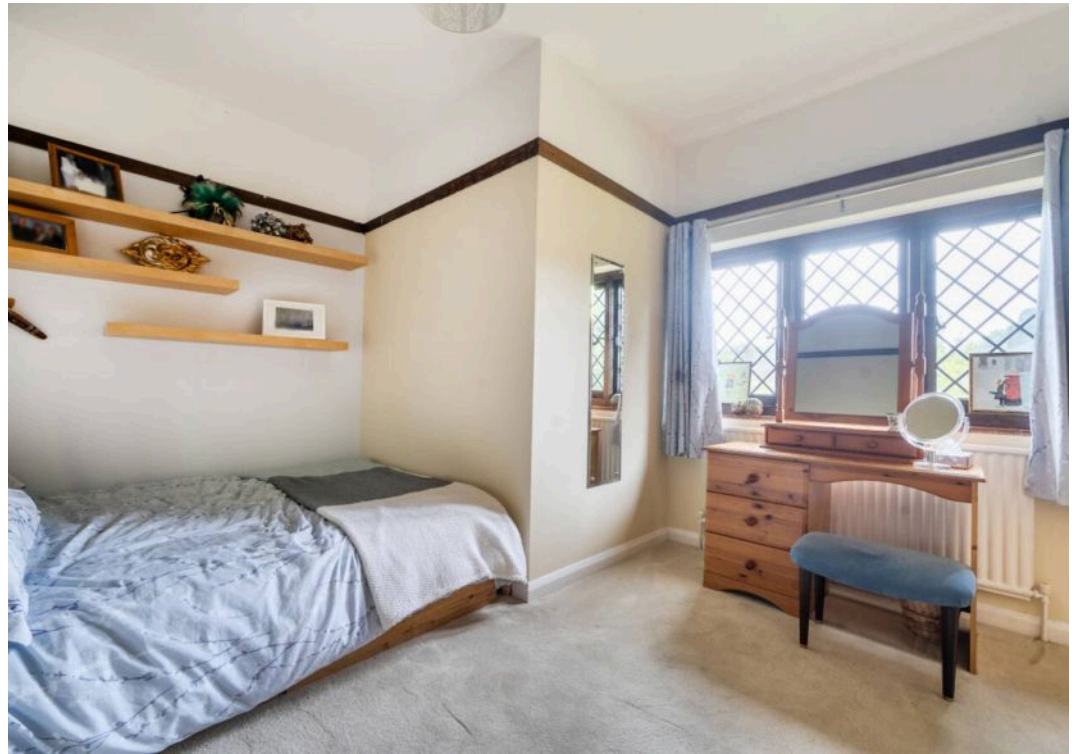
One of the most striking features of the house are the multitude of original features. Beautiful oak doors which feature original wooden Sussex latches and panelling give a wonderful period feel. The unique front door opens onto a lovely panelled entrance hall, with quarry tiled floor. Leading from this is a beautiful staircase with bare brick walls and doors to other ground floor rooms.

The first impression of the spacious reception room is the magnificent exposed brick Inglenook fireplace with wood burner. French doors open from the reception to the large conservatory with tiled floor and under floor heating which in turn opens to the pretty rear garden with an Indian stone patio and large decked gazebo.

Cont









Gossamer Lane, Aldwick

Approximate Area = 2788 sq ft / 259 sq m

Garage = 253 sq ft / 23.5 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 3145 sq ft / 292.1 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). © n1checom 2025. Produced for Henry Adams. REF: 1346811

The kitchen/breakfast room consists of a comprehensive range of base units with wooden worktops, with breakfast bar return. There is ample room for further table and chairs and other furniture. Adjacent to the kitchen is a spacious pantry and cloakroom. The large extension is currently divided into two large rooms, one a utility/ironing room the other a games room/home office with full fibre broadband. Combined, these two rooms could create a perfect separate annexe.

On the first floor is a lovely double aspect principal bedroom with en-suite shower room and fireplace, three further double bedrooms, a family bathroom and a separate WC.

Outside, the house has parking for at least four cars including a substantial car port covered area and the double garage. There is garden on three sides of the house divided into various areas. The large front garden is mostly laid to lawn bordered by mature trees and shrubs with a vegetable patch and a wildflower area.

Located in the sought-after neighbourhood of Aldwick, this wonderful family house offers a rare opportunity to own a house with lovely pieces of architectural history while enjoying contemporary living at its finest.

The village of Aldwick is located to the west of Bognor Regis. It offers local facilities including a library, doctors surgery, convenience food store, post office, newsagents. Local infants and juniors schools can be found at the nearby village of Rose Green amongst other facilities. A regular bus service links the village to the nearby Bognor Regis town centre, which offers a more comprehensive range of facilities and a train link from Bognor Regis to London and the south coast. The Cathedral city of Chichester can be found within seven miles and the famous Goodwood motor circuit and racecourse.

What3Words ///panther.awoke.handbags

Tenure: Freehold & Council Tax Band: F

EPC Energy Efficiency Rating: D





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