



## 9 Tinghall, Aldwick Felds

Guide Price £400,000

- Modernised and Extended House
- Open Hallway with Ground Floor WC
- Dual Aspect Sitting/Dining Room
- Recently Refitted Quality Kitchen plus Utility
- Principal Bedroom with Dressing Area
- 2 Further Bedrooms
- Wrap-around Garden with Patio
- Situated in a Quiet Cul-De-Sac overlooking Greensward
- Garage and Allocated Parking

Welcome to this spacious 3/4 bedroom semi-detached house that has been modernised and extended, perfect for accommodating a growing family or those who appreciate extra space. Step into the open hallway where you'll find a convenient ground floor WC and storage. The dual-aspect sitting/dining room with a cosy feature fireplace and patio doors opens onto the south facing garden. The recently refitted quality kitchen by The Kitchen Designer has contemporary silver grey units with quality integral appliances plus a handy utility room in the side sun room for added convenience.

Upstairs, the principal bedroom has fitted wardrobes and boasts a dressing area (or additional bedroom, depending on your needs). There is a 2nd double bedroom with fitted wardrobes and a 3rd bedroom/study. There is a modern shower room fitted with a vanity basin and WC plus a spacious airing cupboard on the landing.

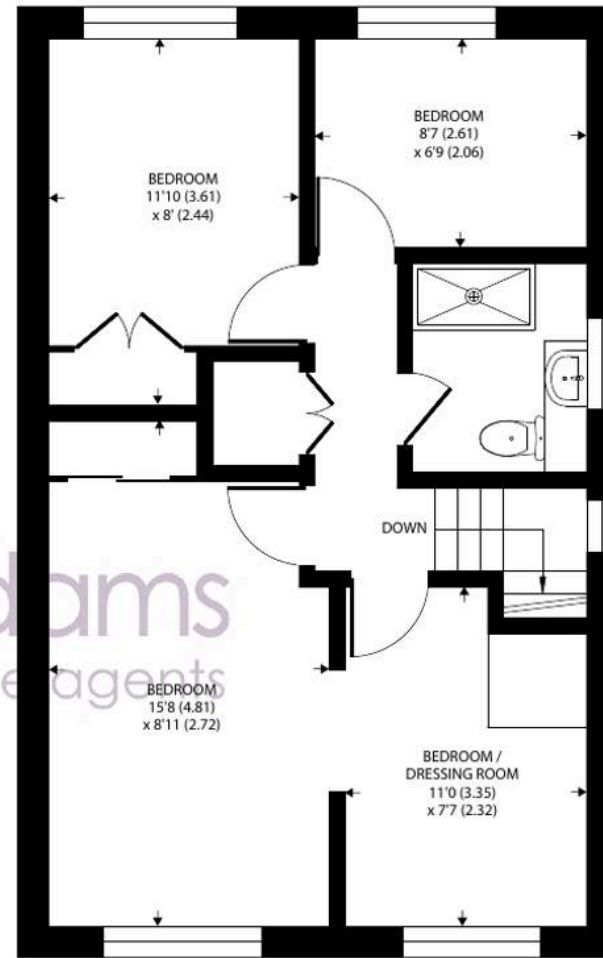








GROUND FLOOR



FIRST FLOOR

## Tinghall, Bognor Regis

Approximate Area = 1005 sq ft / 93.3 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). © ntechcom 2025. Produced for Henry Adams. REF: 1376477

Located in a quiet cul-de-sac overlooking a greensward, this home offers a tranquil setting with access to the nearby Aldwick Conservation woodland. With a garage and allocated parking, as well as a wrap-around garden complete with a gazebo, raised Polytunnel beds, greenhouse, and timber shed, this property has it all.

Early viewing appointments available.

The property is positioned within the popular Aldwick Fields development within the parish of Aldwick, approximately two miles to the west of the seaside town of Bognor Regis. Rose Green village offers a range of shopping facilities including a Co-Op, quality butchers and fishmongers, a post office plus a library and doctors surgery. Within a short walk through the woodland, there is a One Stop convenience store, plus a newsagents, and bus stops with regular services to Bognor Regis and Chichester. The historic Cathedral City of Chichester is about six miles which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

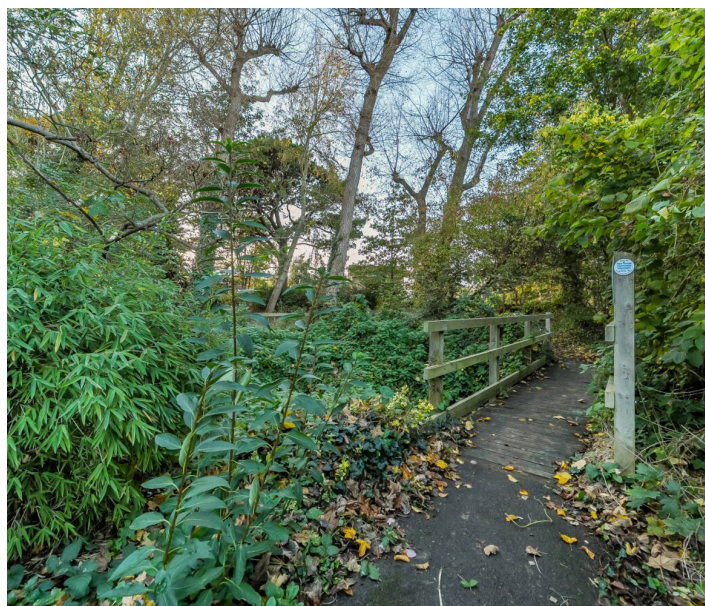
What3Words [///vase.rounds.maps](https://www.what3words.com/vase.rounds.maps)

The residents of Tinghall adjacent to the greensward pay £89 each per year for the maintenance.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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