



1 Toop Gardens, Aldingbourne, PO20 3AQ

Guide Price £400,000



1 Toop Gardens, Aldingbourne

- Detached house
- Three bedrooms
- En-suite shower room and family bathroom
- Utility room
- Good size garden
- Driveway
- Garage
- Vacant possession

Situated on a modern development, this detached home offers well-balanced accommodation ideal for families and professionals alike.

The property features a bright dual-aspect sitting room and a spacious dual-aspect kitchen/dining room, creating excellent living and entertaining spaces filled with natural light. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a modern family bathroom.

Externally, the property benefits from a private driveway, garage and a generous enclosed garden, perfect for outdoor relaxation and family enjoyment.

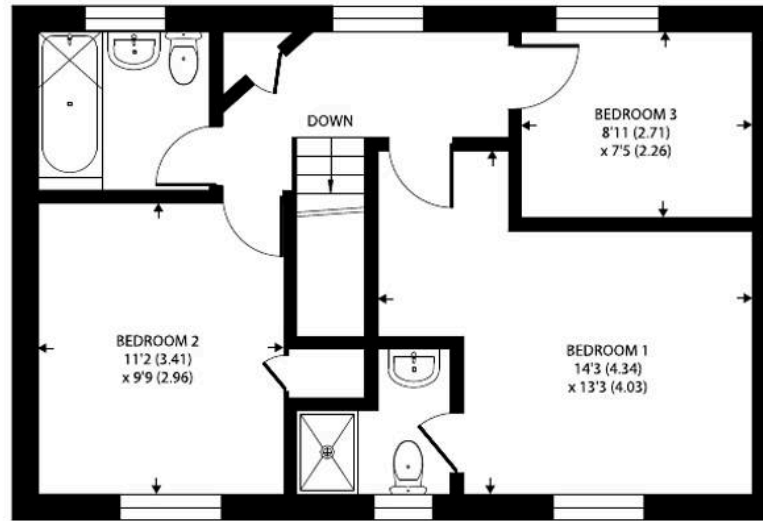
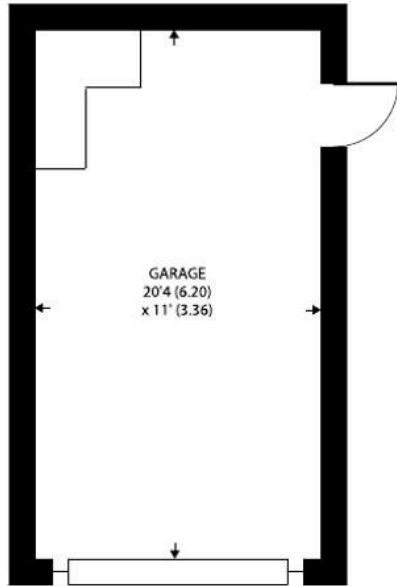
Offered with the advantage of vacant possession, this superb home is ready for immediate occupation and presents an excellent opportunity for buyers seeking a stylish and conveniently located property.

Estate Charge – approximately £340 per annum

Arun District Council - 26/27 Tax Band D £2,474.56 EPC-B







FIRST FLOOR



GROUND FLOOR

Approximate Area = 976 sq ft / 90.6 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 1200 sq ft / 111.4 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, proceed for approximately 0.3 of a mile and turn right into Grender Way. Follow the road round to the left into Hasler Grove, with the greensward on your right, take the second turning on the left into Toop Gardens. Number 1 is on the left.
What3words - handbook.templates.rushed

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

