



3 Toop Gardens, Aldingbourne, PO20 3AQ

Guide Price £400,000

3 Toop Gardens, Aldingbourne

- Immaculately presented detached home
- Situated in a small cul-de-sac within a sought-after semi-rural village
- Bright dual-aspect sitting room
- Dual-aspect kitchen/dining room and separate utility room
- Principal bedroom with en-suite shower room
- Two further bedrooms and a modern family bathroom
- Attractive south-west facing rear garden
- Private driveway, EV charging point and detached garage
- Balance of the 10-year NHBC warranty remaining

An immaculately presented detached modern home.

Built by the award-winning David Wilson Homes in 2018, this beautifully presented three-bedroom detached family home benefits from the balance of a 10-year NHBC warranty and occupies a small cul-de-sac position within a popular semi-rural village.

The welcoming entrance hall leads to a cloakroom and a bright dual-aspect sitting room with French doors opening onto the rear garden. The spacious dual-aspect kitchen/dining room is fitted with a stylish range of contemporary wall and base units and features integrated appliances, including a double oven, gas hob, cooker hood, fridge, freezer and dishwasher. A separate utility room provides additional storage and has a door leading directly to the garden.





Upstairs, there are three well-proportioned bedrooms and a modern family bathroom fitted with an Aqualisa shower over the bath. The principal bedroom benefits from its own en-suite shower room, also featuring an Aqualisa shower.

Outside, the property has an attractive open-plan frontage. The private driveway is equipped with an EV charging point, provides off-road parking for two vehicles and leads to a detached garage measuring approximately 21 feet in length.

The property enjoys a sunny south-west facing rear garden, thoughtfully landscaped with an attractive curved-edge sandstone patio, lawn and well-stocked flower borders. A side door provides convenient access to the detached garage.

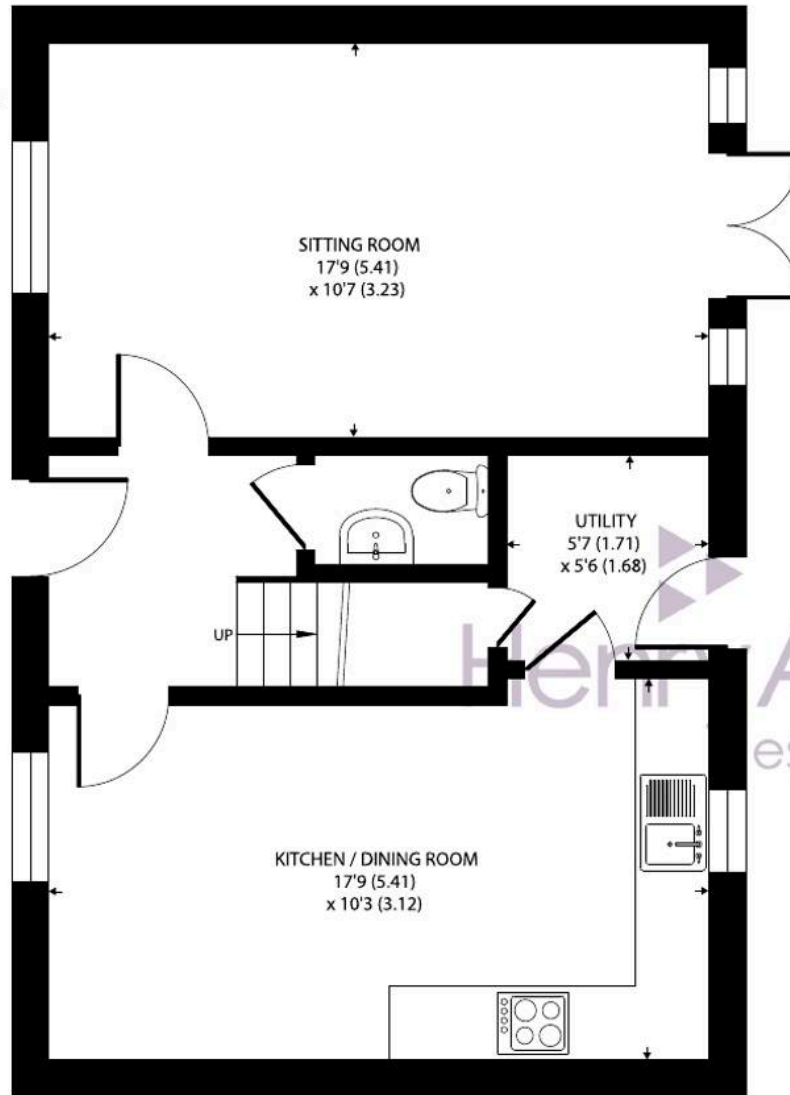
This superb home combines modern comfort, high-quality finishes located in an enviable village location, making it an ideal choice for families and professionals alike.

Estate Charge -

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







GROUND FLOOR



FIRST FLOOR

Approximate Area = 974 sq ft / 90.4 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 3 is on the left. What3words - popular.twee.dangerously

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

