















AT A GLANCE

-  Spacious three bedroom detached house
-  Stunning southerly facing garden
-  Double aspect living room with fireplace
-  Modern kitchen/dining room
-  Beautiful conservatory overlooking garden
-  Garage & off road parking
-  Close to amenities & bus links
-  Short walk to Aldwick Beach
-  Potential of no onward chain
-  Scope to extend, subject to planning







ABOUT THE PROPERTY

On Entrance to this lovely double front home you're greeted by a pleasant entrance hall, leading to the left is a double aspect spacious living room with an open fireplace and French doors opening to the garden. There is a lovely modern kitchen/dining room with beautiful granite worksurfaces, tiled flooring and integrated oven and hob. This allows a lot of light being triple aspect with doors opening on to the fantastic conservatory. The conservatory has been made so it can be used all year round, with heating for the winter and plenty of opening windows to keep it cool in the summer. It is a perfect place to entertain and admire the garden. A useful downstairs shower room and two storage cupboards complete the ground floor.

The first floor is composed by three bedrooms and a family bathroom. The master bedroom has a large wardrobe space and both front rooms have a lovely feature bay window. A modern four piece family bathroom is a great size and the double sized shower is a good place to enjoy.

To the rear is a southerly facing private rear garden, the garden is a very decent size with a large patio area, lawn and access into the garden.





ABOUT THE PROPERTY

The front of the house has access to the garage and off road parking for several cars.

Within walking distance is Aldwick Beach, Local Amenities, Doctors Surgery and Bus Links to Chichester & Bognor Regis. Opposite is a welcoming park which is perfect for dog walking, taking the kids to place and overall to enjoy.

Please call Joe @ NEXA to arrange you highly recommended viewing.









THE GABLES
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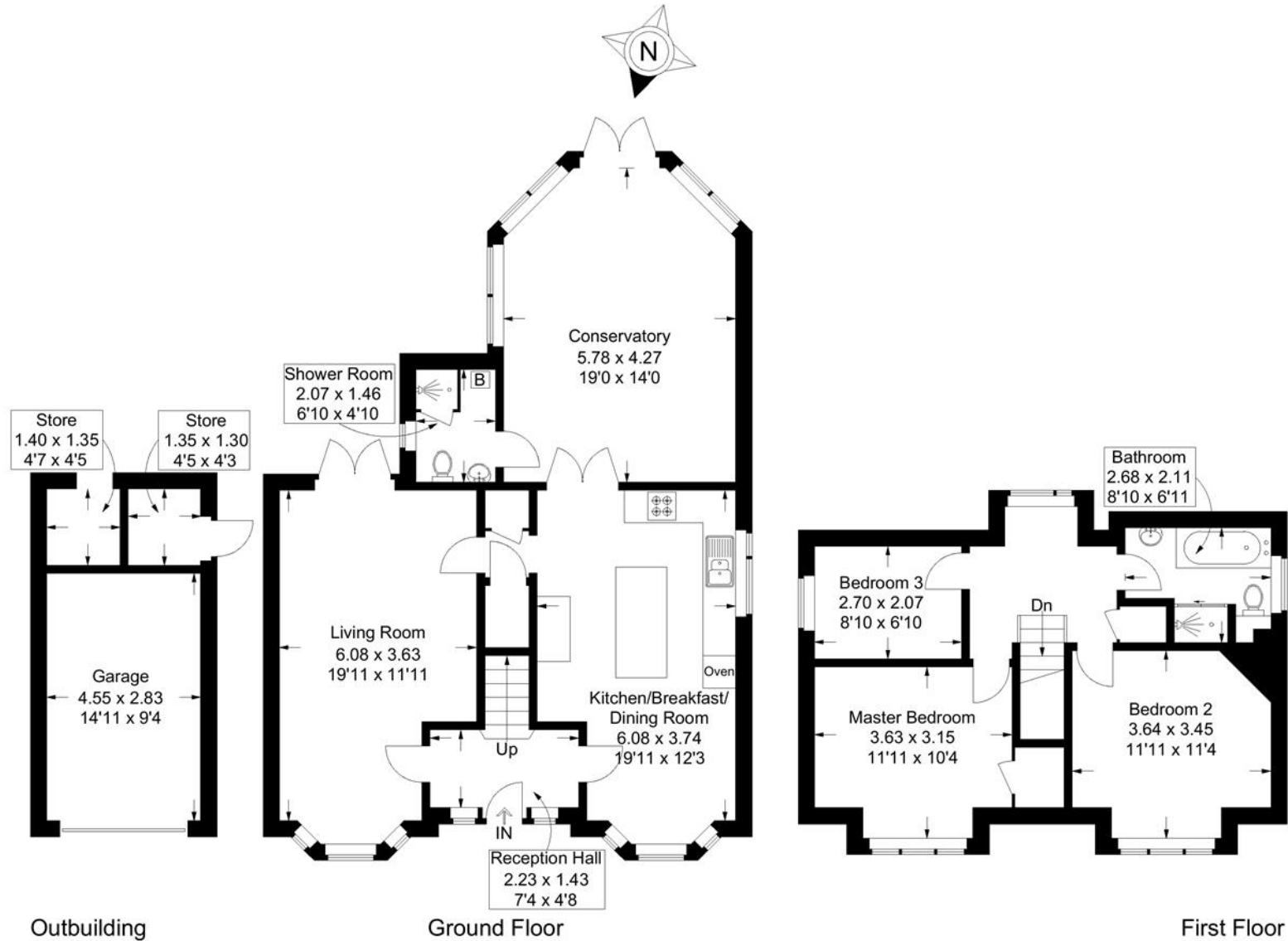


Nyetimber Lane, Aldwick

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft

Outbuilding = 17.9 sq m / 193 sq ft

Total = 142 sq m / 1529 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



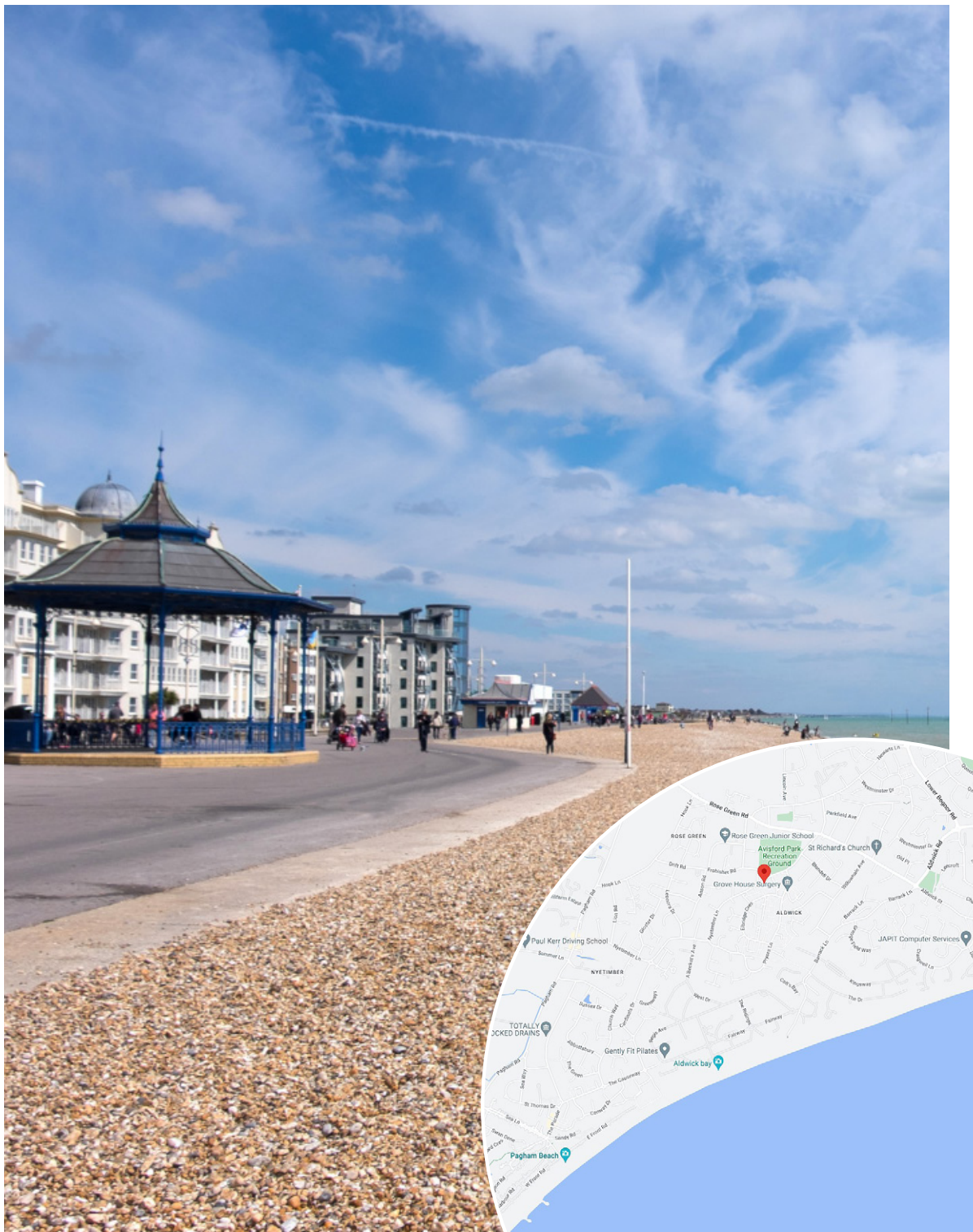
LOCATION

Aldwick Beach is a popular seaside destination located in the town of Bognor Regis, West Sussex, England. It is situated on the south coast of England and offers a picturesque setting for locals and tourists to enjoy. Aldwick Beach is known for its sandy shores, scenic views, and pleasant coastal atmosphere.

The beach stretches for approximately one mile and is a great spot for leisurely walks, picnics, and sunbathing during the warmer months. The sandy shoreline provides ample space for beach games and activities, and there are often beach huts available for rent.

Aldwick Beach is also known for its calm waters, making it suitable for swimming and other water sports. The beach is supervised by lifeguards during peak times to ensure the safety of visitors.

Along the beachfront, there are cafes, restaurants, and ice cream parlors where you can grab a bite to eat or enjoy a refreshing treat. The area surrounding Aldwick Beach is also home to various accommodations, including hotels and guesthouses, making it convenient for visitors to stay and explore the region.





THE AGENT

Joe Feast
Client Director - Sales & Lettings

Joe has been in estate agency since 2012 and has loved working in the property industry since day one. Starting as a Junior Negotiator within the first year he was promoted to Senior Negotiator and became Head Valuer of the two local Bognor Regis offices and moved on to become Branch Manager making a very successful office. Joe is a very motivated individual that thrives to give the best customer service, it is always a delight for him to give someone the keys to their new home. Outside of work Joe loves to see the world and experience new adventures. Joe is a very active person who really enjoys sports and family are a very important part of his life.

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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