



## 3 Woodstock Gardens

Aldwick | Bognor Regis | West Sussex | PO21 3PR

**PRICE £795,000**  
**FREEHOLD**

# 3 Woodstock Gardens

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WA795-09/23



## Features

- Detached Three Bedroom Bungalow
- Private Estate Setting
- Close To The Beach
- No Onward Chain
- 1,657 Sq Ft / 154.0 Sq M

Situated in the corner of a small cul-de-sac, within a sought after private estate setting which provides residents private access to the beach, this detached three bedroom bungalow is offered for sale with No Onward Chain. The accommodation boasts a large hallway, two reception rooms, kitchen/breakfast room, ensuite to bedroom 1, bathroom, tandem garage and Southerly rear garden.

The Aldwick Avenue private estate is situated approximately one mile to the West of Bognor Regis town centre and a level walk to West Park, the promenade and popular Marine Park Gardens. Local amenities can be found in the nearby Aldwick shopping parade which offers a good selection of stores and restaurants, while there are further bars and restaurants along the seafront with delightful views out to sea.

Bognor Regis town centre provides a wide range of shopping facilities, mainline railway station (London - Victoria approx. 1hr 45 mins) and pier along with local attractions such as Hotham Park the popular Regis Theatre and the famous Picturedrome cinema. The historic city of Chichester can be found within a short drive which offers a wider selection of shops and boutiques along with the Festival Theatre.



The double glazed front door with double glazed flank natural light panelling opens into a large welcoming entrance hall with a built-in double cloaks storage cupboard, additional airing/linen cupboard and hatch to the loft space with fitted ladder and light which houses the modern gas boiler. Doors from the hallway lead to the sitting room, dining room, kitchen/breakfast room, three bedrooms and bathroom.

The generous kitchen/breakfast room measures 17' 8" x 12' and allows access into the Southerly rear garden. The kitchen has been re-fitted and boasts a comprehensive range of coloured units with light work surfaces, an inset 1 1/2 bowl single drainer sink unit, integrated five burner gas hob with hood over, eye level double oven, eye level microwave oven, concealed integrated dishwasher, washing machine and fridge/freezer and a double glazed window to the rear.

The dual aspect sitting room measures 19' 6 x 13' with a feature double glazed bay window to the front (excluded from the room measurement) and provides access to the Southerly rear garden via double glazed French doors along with a feature fireplace with marble inserts and marble hearth. Double doors lead through to the adjoining dining room which measures 12' 2 x 11' 2 and provides a pleasant outlook into the Southerly rear garden.





Bedroom 1 measuring 17' 2" x 11' 8" enjoys the outlook into the Southerly rear garden and has a built-in double wardrobe and door leading through to the adjoining modern en-suite shower room with walk-in oversize shower cubicle, wash basin with storage under and w.c.

Bedroom 2 is a good size double bedroom measuring 16' 3 x 9' 8 with a built-in double wardrobe and double glazed window enjoying a pleasant outlook into the front garden while bedroom 3 measures 14' x 12' 4 overall and also provides a built-in double wardrobe. Adjacent to bedroom 3 the modern well equipped family bathroom offers a suite of panelled bath, wash basin with storage cupboard under and enclosed cistern w.c.

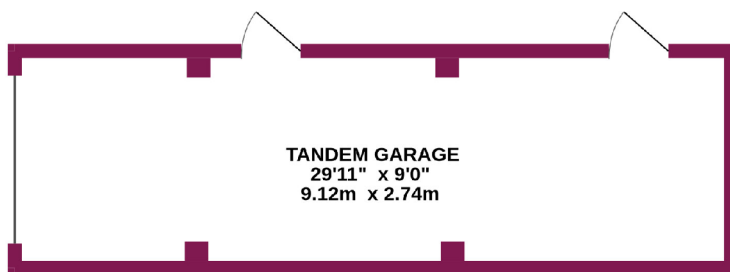
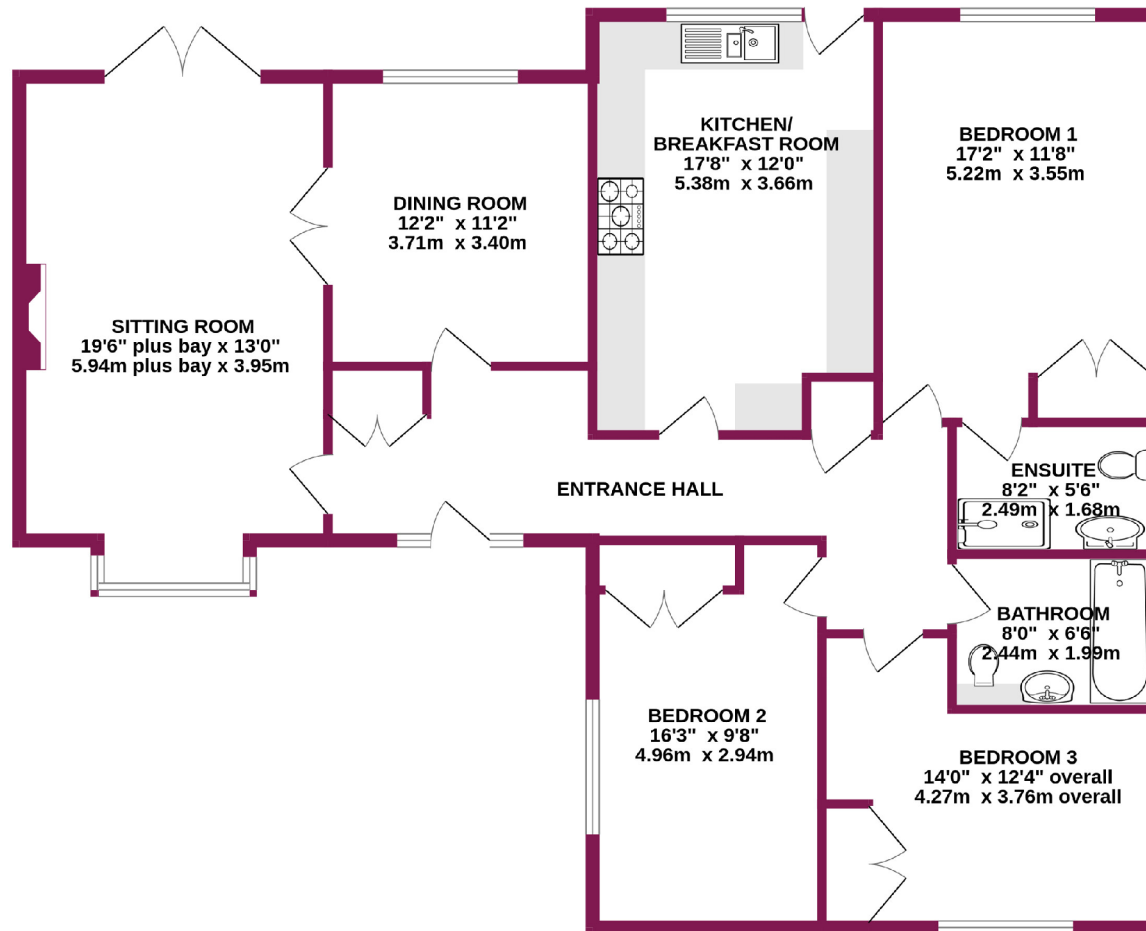
Externally there is an open plan frontage with driveway providing on-site parking in front of the detached tandem garage which measures 29' 11" x 9' with an electrically operated up and over door at the front and two doors to the side. Behind the garage there is an enclosed pretty block paved courtyard terrace. The Southerly rear garden is predominantly laid to lawn with established flower and shrub borders, a good size block paved patio and summer house.

**N.B. An internal inspection is essential to fully appreciate the size of accommodation on offer and idyllic location.**



To arrange a viewing contact 01243 267026

GROUND FLOOR  
1657 sq.ft. (154.0 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Current EPC Rating:** D (67)

**Council Tax:** Band F £3,023.80  
(Arun District Council/Aldwick 2023 - 2024)

**Private Estate Charge:** £110 p.a.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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