



Inglewood, 69 Barrack Lane

Aldwick | Bognor Regis | West Sussex | PO21 4DE

Price £735,000

Freehold

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Features

- 1930's 4 Bedroom Detached Family Home
- Sought After Location Close To Beach & Amenities
- Versatile Accommodation
- Generous Established Plot
- NO ONWARD CHAIN
- 1,867 Sq Ft / 173.5 Sq M

Set back from the road in a generous established mature plot, this charming 1930's detached family home is offered for sale with no onward chain. Positioned close to amenities and within a level walk to the nearby beach, the property provides highly versatile accommodation and has been incredibly well cared for throughout the current owners lengthy ownership.

In brief, the accommodation comprises entrance hall, ground floor cloakroom/wc, front aspect living room, separate dining room leading to a pitched roof conservatory/sun room at the rear, open plan breakfast room, kitchen, utility area, ground floor versatile 4th bedroom with adjacent shower room, first floor landing, three good size first floor bedrooms, recently re-fitted bathroom and separate shower. The property also offers double glazing, a gas heating system via radiators, generous frontage allowing secure on-site parking for several vehicles and delightful established gardens.

A covered storm porch with courtesy light and quarry tiled step protects the part glazed front door which opens into the welcoming entrance hall with wood effect flooring, radiator and a carpeted staircase to the first floor with natural light side aspect window over the half landing and useful under-stair storage cupboard. Doors lead from the hallway to the living room at the front, separate dining room, kitchen and ground floor cloakroom, which has a close coupled wc, wall mounted wash basin, radiator, wood effect flooring, a window to the front and cloaks hanging space.

The living room is a bright dual aspect room with feature semi-circular bay to the front, natural light window to the side, feature marble fire surround with recessed coal effect gas fire, two radiators, picture rail surround and fitted carpet.

The kitchen has a window to the side and boasts fitted units complemented by granite work surfaces incorporating a 1 1/2 bowl sink unit, 6 burner gas hob with hood over, eye level double oven, integrated slimline dishwasher and fridge, useful walk-in under-stair pantry with window to the side housing the electric meter and modern consumer unit along with tiled flooring. From the kitchen, a feature brick archway leads to the rear into the breakfast room, while a further arch with step down leads into the adjoining utility area, where there is space for an American style fridge/freezer, space and plumbing for a washing machine and further fitted storage cupboard, along with an access hatch to the loft space which houses the gas boiler, while glazed doors lead to the highly versatile ground floor bedroom and ground floor shower room.

The breakfast room has a vaulted conservatory style roof and provides access to the rear garden via double glazed French doors with flank double glazed panelling, along with tiled flooring and radiator.

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A square walkway leads from the breakfast room to the adjoining pitched roof double glazed conservatory/sun room, which is of a generous size and has tiled flooring and two radiators. A pair of glazed casement style doors lead from the conservatory/sun room to the separate dining room which has an 'Adam' style fire surround with recessed coal effect gas fire and bespoke fitted storage cupboard into the arched alcove recess, a radiator, two natural light windows to the side, fitted carpet and a door to the entrance hall.

The ground floor 4th bedroom lends itself to a variety of uses and provides access to the rear garden via French doors, along with fitted carpet and wall mounted electric heater. In addition, the ground floor has a shower room, with a white suite of shower enclosure with fitted shower, close coupled wc, wall mounted corner wash basin, heated towel rail, tiled splash-backs, tiled flooring and extractor.

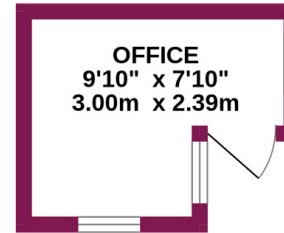
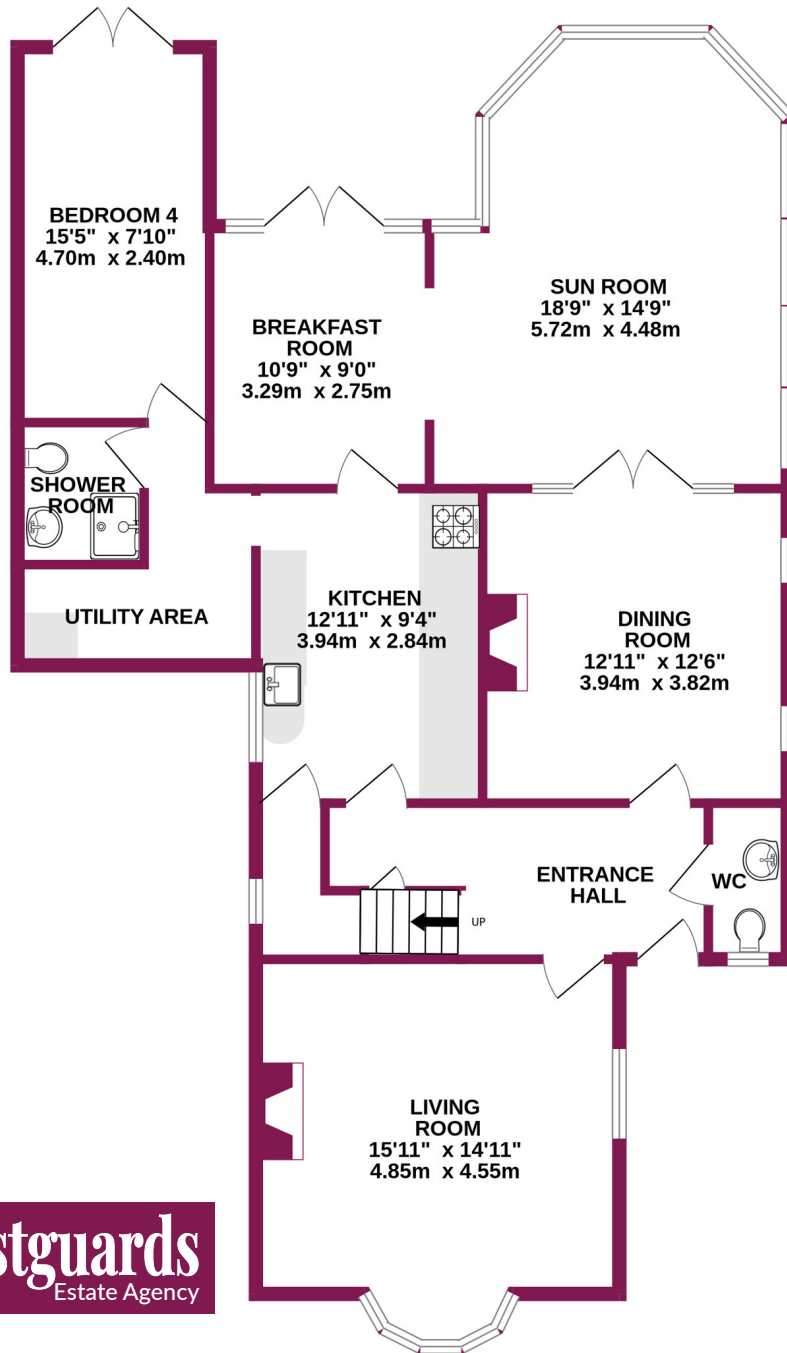
The first floor landing has fitted carpet, radiator, useful built-in storage cupboard with slatted shelving and an access hatch to the generous loft space. Doors lead from the landing to the three first floor bedrooms and recently re-fitted bathroom, while double doors from the landing lead into a walk-in shower enclosure with fitted shower and tiled splash-back.

Bedroom 1 is positioned at the front of the property and is a dual aspect room with feature semi-circular bay window to the front with three radiators and natural light window to the side, two generous fitted wardrobes/storage cupboards, fitted bedroom furniture, picture rail surround and fitted carpet. Bedroom 2 is also a dual aspect room with windows to the side and rear and has a radiator, picture rail surround, fitted carpet and cupboard housing the lagged hot water cylinder. Bedroom 3 is also of a good size and has a window to the rear enjoying the pleasant outlook over the rear garden, along with a radiator, picture rail surround and fitted carpet.

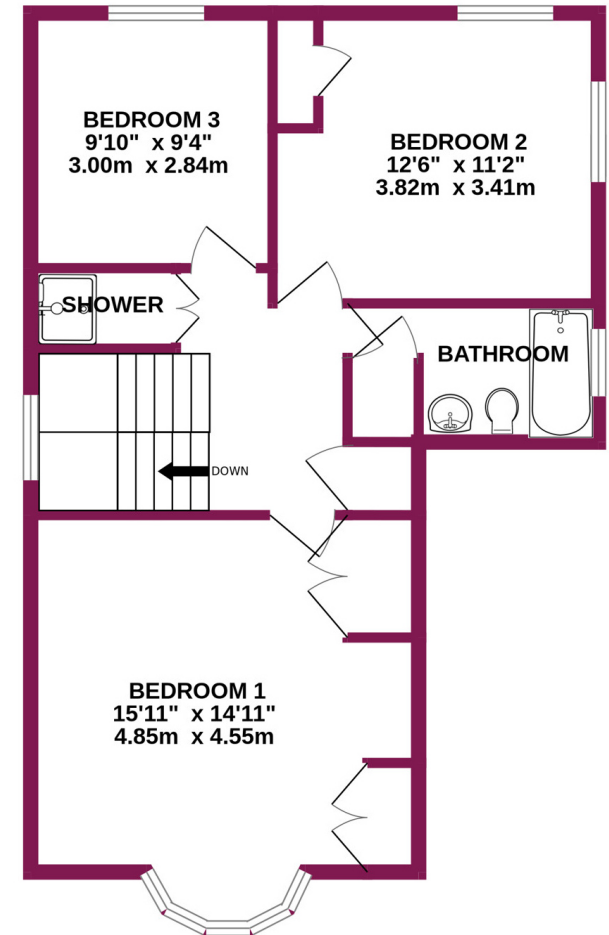
There is also a re-fitted bathroom with a white suite of bath with mixer tap/shower attachment, wash basin with storage cupboard under and adjacent enclosed cistern wc, ladder style heated towel rail, tiled walls and flooring, window to the side and further built-in useful linen cupboard.



GROUND FLOOR
1249 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1867 sq.ft. (173.5 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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Externally, the property sits back from the road behind mature foliage and trees and is approached via double gates leading into the driveway with feature lamppost, which provides secure on-site parking for several vehicles. The good size rear garden is a real feature of this delightful home, with a raised paved terrace leading to a main central area of lawn with established trees and shrubs, a timber storage shed and useful timber summer house/home office with power, light and telephone/internet point. External lighting, outside tap and paths to both sides, with gates to the front.

Current EPC Rating: D (68)

Council Tax: Band F £3,328.70 p.a. (Arun District Council / Aldwick 2025-2026)

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.