



6 Grangefield Way

Grange Park | Aldwick | Bognor Regis | West Sussex | PO21 4EG

Price £740,000
FREEHOLD

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FE740 - 05/25

Features

- **Detached 4 Bedroom Family Home**
- **Larger Than Average Plot (0.28 Acre)**
- **Highly Sought After Grange Park Development**
- **No Onward Chain**
- **1,854 Sq Ft / 172.2 Sq M (Incl. Garage)**

Situated within the highly sought after 'Grange Park' development constructed by Messrs 'Gleeson Homes' in the late 1980's, this detached two storey family home occupies one of the largest plots measuring 0.28 of an acre overall and is positioned within half a mile level walk of the beach/seafront, with local amenities being found nearby in the Coastguards Parade in Barrack Lane or Rose Green village centre.

The accommodation in brief comprises an entrance vestibule with cloaks cupboard, hallway, ground floor cloakroom/wc, kitchen, utility room, through sitting room, separate dining room, double glazed conservatory, first floor landing, principal bedroom with en-suite shower room, three further double bedrooms and family bathroom.

The property also offers double glazing, a gas heating system via radiators and modern boiler, on-site parking for approximately four vehicles on the double width driveway, a detached double garage and delightful well tended, established gardens.

A storm porch protects the front door with natural light double glazed window over, which opens into a vestibule with built-in double cloaks storage cupboard and wood effect laminate flooring. A glazed internal door with flank glazed panelling leads through to the welcoming generous hallway, with wood effect laminate flooring and an easy-rise carpeted staircase to the first floor with large double glazed window to the front on the half landing and useful under-stair storage cupboard. Panel doors from the hallway lead to the kitchen, dining room, sitting room and ground floor cloakroom which has a white suite of close coupled wc and wall mounted wash basin, along with wood effect laminate flooring and an obscure double glazed window to the side.

The kitchen is positioned at the rear of the property with a double glazed window to the rear and double glazed door providing access into the delightful rear garden. The kitchen has been re-fitted in the recent past and boasts a comprehensive range of base drawer and wall mounted units complemented by roll edge work surfaces incorporating a breakfast bar, inset 1 1/2 bowl single drainer sink unit with mixer tap and integrated 4 burner gas hob with hood over and oven under. A wide open plan walkway leads from the kitchen to the utility room with further fitted units and work surfaces, a second sink unit, space and plumbing for a washing machine and dishwasher, space for a free-standing fridge/freezer, wall mounted modern 'Vaillant' gas boiler, wall mounted electric consumer unit and double glazed window to the side.

Adjacent to the kitchen is the separate dining room, which lends itself to a variety of uses, with a double glazed window to the rear and wood effect laminate flooring.





The sitting room is a generous through room measuring 23' 11" x 12' with a feature double glazed bay window to the front with deep sill, wood effect laminate flooring, Adams style fireplace with marble insert and hearth with recessed gas fire, along with double glazed French doors with flank double glazed panelling to the rear, providing access into the adjoining pitched roof double glazed conservatory, which in-turn provides access into the delightful rear garden.

The first floor boasts a light and airy gallery style landing with built-in double airing cupboard housing the lagged hot water cylinder and slatted shelving, a further built-in useful shelved storage cupboard and an access hatch to the loft space. Doors from the landing lead to the four bedrooms and family bathroom.

The principal bedroom has a double glazed window to the rear enjoying the pleasant outlook over the rear garden, along with two built-in double wardrobes and a door to the adjoining en-suite shower room, which has a re-fitted white suite of oversize shower enclosure with fitted shower, pedestal wash basin, enclosed cistern wc and an obscure double glazed window to the front.

Bedroom 2 has a double glazed window to the rear and built-in double wardrobe, while bedroom 3 has a built-in double wardrobe and double glazed window to the front. Bedroom 4 is also of a good size and has been formerly utilised as a study/hobbies room with a double glazed window to the rear.

In addition, the first floor has a bathroom with a re-fitted white suite of panel bath with mixer tap/shower attachment, with further shower unit over and fitted glazed shower screen, pedestal wash basin, enclosed cistern wc and an obscure double glazed window to the front.



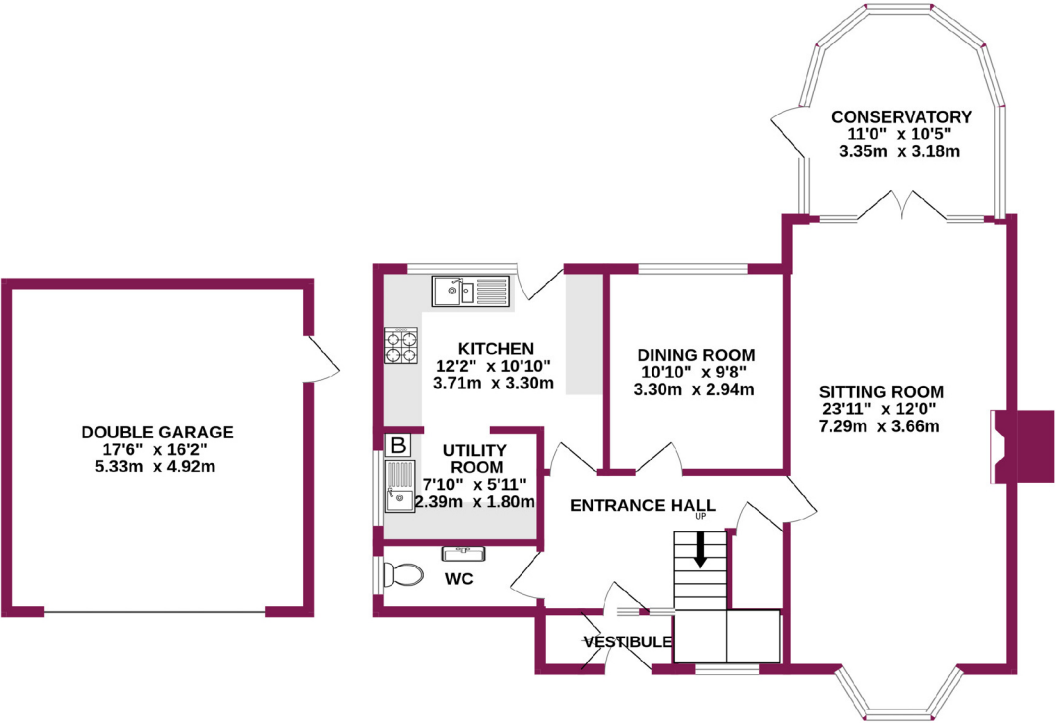
Externally, the property boasts a generous lawned frontage with established trees and shrubs, providing privacy to the front of the property. A double width driveway offers on-site parking for approximately four vehicles in front of the detached double garage which has an electrically operated up and over door at the front, power, light and pedestrian door to the side.

A gate between the property and the garage leads to a pathway, with external meter cupboards, which leads through to the impressive rear garden which boasts a superb array of established shrubs, plants and trees with a generous lawn, well stocked beds/borders, paved sun terrace, external lighting, external water tap, additional circular terrace with brick built BBQ, greenhouse and good size timber storage shed.

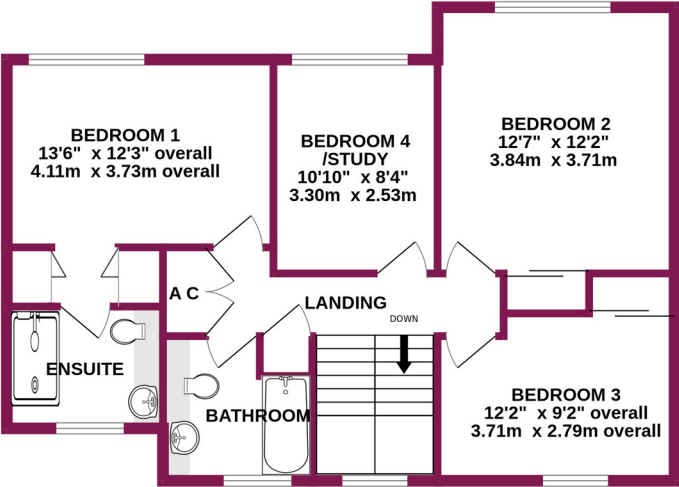


To arrange a viewing contact 01243 267026

GROUND FLOOR
1122 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 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: C (72)

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.