



**Kinderhof, 259a Aldwick Road**  
Aldwick | Bognor Regis | West Sussex | PO21 3QU

**Guide Price £625,000**  
**Freehold**



# Kinderhof, 259a Aldwick Road

## Aldwick | Bognor Regis | West Sussex | PO21 3QU

BU625 - 07/25

### Features

- Individually Designed Detached Family Home
- 4 Bedrooms and 2 Reception Rooms
- Greatly Improved Throughout Recent Years
- Kitchen/Breakfast Room & Ground Floor Cloakroom
- Double Glazing & GFCH (Radiators)
- Southerly Rear Garden
- On-Site Parking & Integral Garage
- 1,325.8 Sq Ft / 123.2 Sq M (Inc. garage)

Constructed in the early 1990's to a very specific and individual design, this delightful detached family home has been greatly improved throughout recent years with works including re-plastering, skimmed ceilings, fully refurbished bathroom, en-suite shower room and ground floor cloakroom/wc, updated electrics and updated heating system to a modern unvented pressurised system (radiators).

The bright and airy accommodation in brief comprises entrance lobby, hallway, cloakroom/wc, front aspect sitting room, separate dining room, kitchen/breakfast room, landing, bedroom 1 with en-suite shower room, three further good size bedrooms and a modern family bathroom.

The front door leads into a generous entrance lobby with window to the side, tiled flooring and built-in cloaks storage cupboard.

An inner door with feature natural light flank panelling leads through into the welcoming central hallway with tiled flooring, radiator, staircase with balustrade/handrail rises to the first floor with under stair storage cupboard. Modern panel doors lead from the hallway to the living room, kitchen/breakfast room and ground floor cloakroom, which has a re-fitted suite of enclosed cistern wc, tiled flooring, tiled splash-back surround and window to the side.

The kitchen/breakfast room is a dual aspect room with windows to the side and rear, fitted base, drawer and wall mounted units incorporating glazed display cabinets, fitted work surfaces, central breakfast bar, 1 1/2 bowl single drainer sink unit with mixer tap with boiler tap and filtered water tap, integrated 4 burner gas hob with hood over, eye-level double oven, space and plumbing for a washing machine and dishwasher and an American style fridge/freezer, tiled floor, inset ceiling spot lighting, radiator and a door to the adjoining dining room.

The living room is positioned at the front of the property with a large window to the front, fitted carpet, feature Adams style fire surround with recessed open fire and hearth. A pair of glazed casement doors lead through to the rear into the dining room which has a modern vertical radiator, wood effect flooring and modern double glazed French doors to the rear providing access into the rear garden.







The first floor landing has a fitted carpet, built-in linen cupboard and access hatch to the loft space which contains the pressurised hot water cylinder. Modern panel doors lead from the hallway to the four bedrooms and family bathroom.

Bedroom 1 is a generous double room with window to the front and deep wardrobes to one wall (two doubles), along with a fitted carpet and radiator. A door leads to the adjoining recently refurbished en-suite shower room with tiled shower enclosure with dual shower, enclosed cistern wc, floating wall mounted wash basin with storage under, anti-mist illuminated circular vanity mirror, tiled walls with recessed shelved storage, heated towel rail, tiled flooring with underfloor heating, sensor lighting and window to the front. Bedroom 2 has a dormer style window to the front, radiator, fitted carpet and built-in wardrobes (two doubles).

Bedroom 3 has a window to the rear, radiator, fitted carpet and built-in double wardrobe, while Bedroom 4, which is currently utilised as a home office/hobbies room has a window to the rear, radiator and fitted carpet.

The family bathroom has also been recently refitted and boasts a suite of bath with rain-head shower over, fitted shower screen, wash basin with storage under and adjacent enclosed cistern wc, anti-mist illuminated vanity mirror, tiled walls and flooring with under floor heating, heated towel rail, window to the rear, extractor and sensor lighting.

Externally, there is a generous frontage providing on-site parking for several vehicles, an integral garage which house the recently fitted gas boiler with power and light. The southerly rear garden has paved sun terraces, a greenhouse, raised decked terrace with low brick walling and strategically placed shrubs.

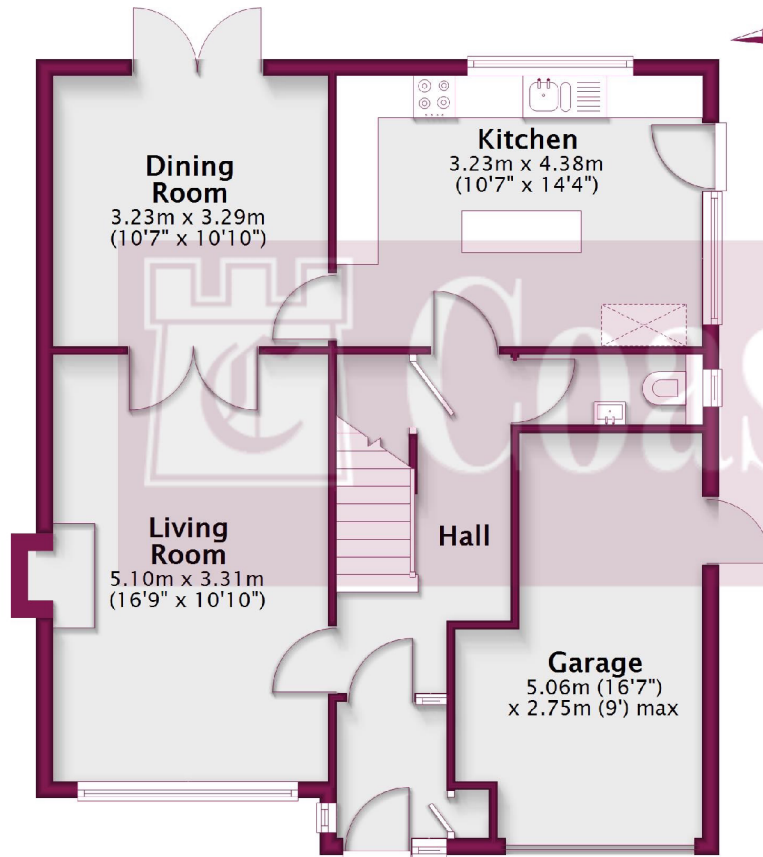






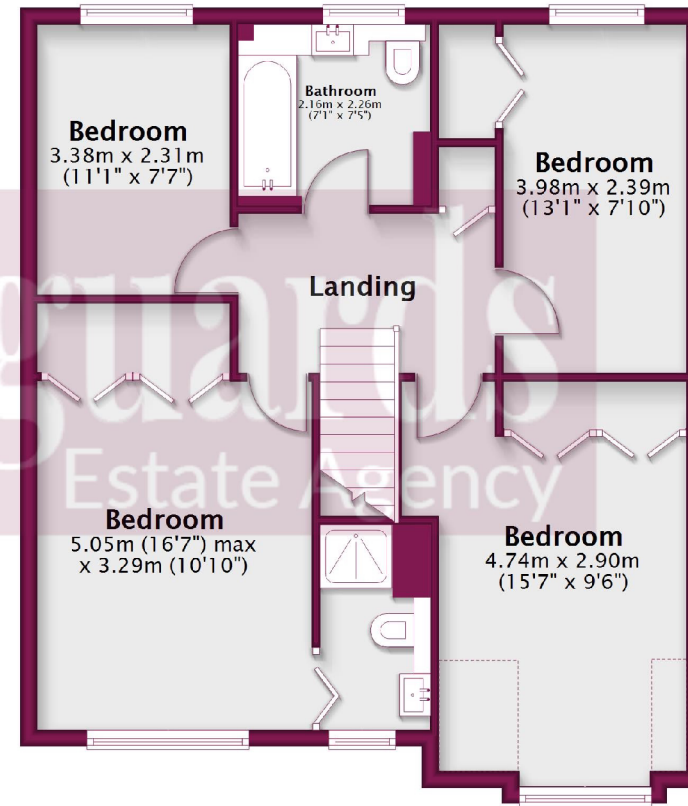
## Ground Floor

Main area: approx. 55.3 sq. metres (595.1 sq. feet)  
Plus garages, approx. 12.9 sq. metres (139.3 sq. feet)



## First Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



Main area: Approx. 123.2 sq. metres (1325.8 sq. feet)  
Plus garages, approx. 12.9 sq. metres (139.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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.