



220 Aldwick Road | Aldwick | Bognor Regis | West Sussex | PO21 3QH

Price **£625,000** | Freehold

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JUST BUNGALOWS

220 Aldwick Road

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- Detached Chalet Style Residence
- 2-3 Bedrooms
- Highly Versatile Accommodation
- Complete Onward Chain
- 1,729 Sq Ft / 160.6 Sq M

Offered For Sale with a 'Complete Onward Chain', this deceptive detached chalet style home occupies a generous plot, set well back from the road, parking for upto 6 cars/motorhome or boat, in a popular location, close to amenities and schools, just under one and a half miles to the West of Bognor Regis town centre and mainline railway station. Walking distance from the beach.

A double glazed front door leads into a generous double glazed porch at the side of the property with a door to the entrance lobby area (to the side of the garage) and an inner front door to the welcoming 'L' shaped entrance hall with a double glazed window to the side, staircase to the first floor with under stair storage cupboard and doors to the living room, kitchen, ground floor bedroom 3 and ground floor shower room.

The main living room is a triple aspect, bright and airy room, positioned at the front of the property with feature exposed herringbone wood flooring and chimney breast with feature fireplace. Positioned behind the living room is the ground floor bedroom 3, with double glazed patio doors to the side and fitted storage cupboard. Opposite bedroom 3, there is a ground floor shower room with a shower enclosure with fitted electric shower and double glazed window to the side into the lobby area, close coupled w.c. and wash basin with storage under.

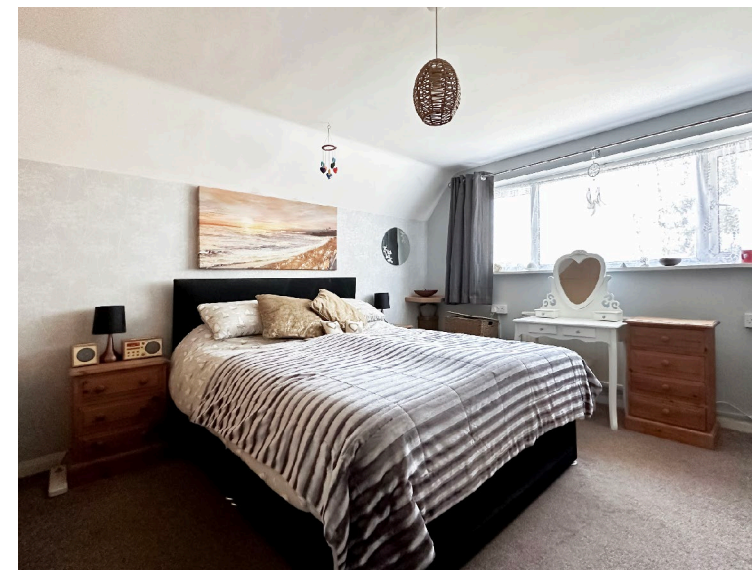
The kitchen is positioned at the rear of the property which enjoys a pleasant outlook into the secluded rear garden and offers a range of fitted units and work surfaces, pantry style cupboard, double drainer 1 1/2 bowl sink unit, wall mounted gas boiler and space for appliances. A stable door leads to the side into the lobby area, while a further door leads into the adjoining snug style dining room, with a double glazed window to the side, feature fireplace with fitted fire and double glazed French doors to the rear into the adjoining, good size pitched roof double glazed conservatory, which in turn provides access into the garden, via double glazed French doors to the side.

The lobby area runs between the property and the garage, with a door to the rear into a rear lobby, with window to the side, door to the rear garden and door to the utility room with sink, further fitted units and work surfaces, space and plumbing for a washing machine and dryer and door to the adjoining garage.

The first floor boasts a landing with built-in airing cupboard and additional storage cupboards, along with an access hatch to the loft space. Bedrooms 1 and 2 are both good size double rooms, positioned front and rear, both providing access into large useful eaves stores at either side and both with wardrobes. In addition, the first floor has a modern bathroom with 'P' shaped bath, close coupled w.c. and wash basin with storage under, along with a double glazed window to the side.

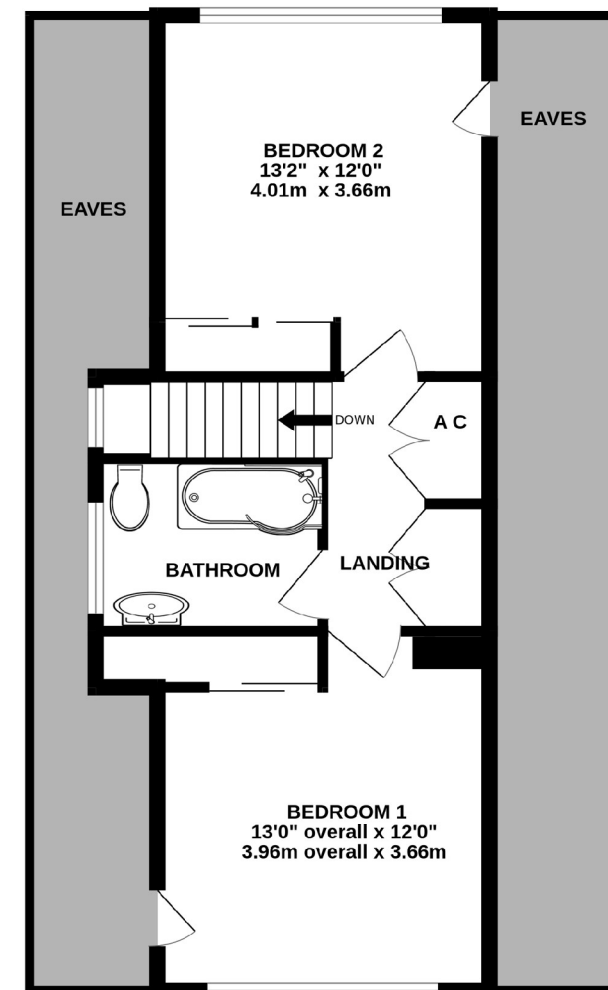
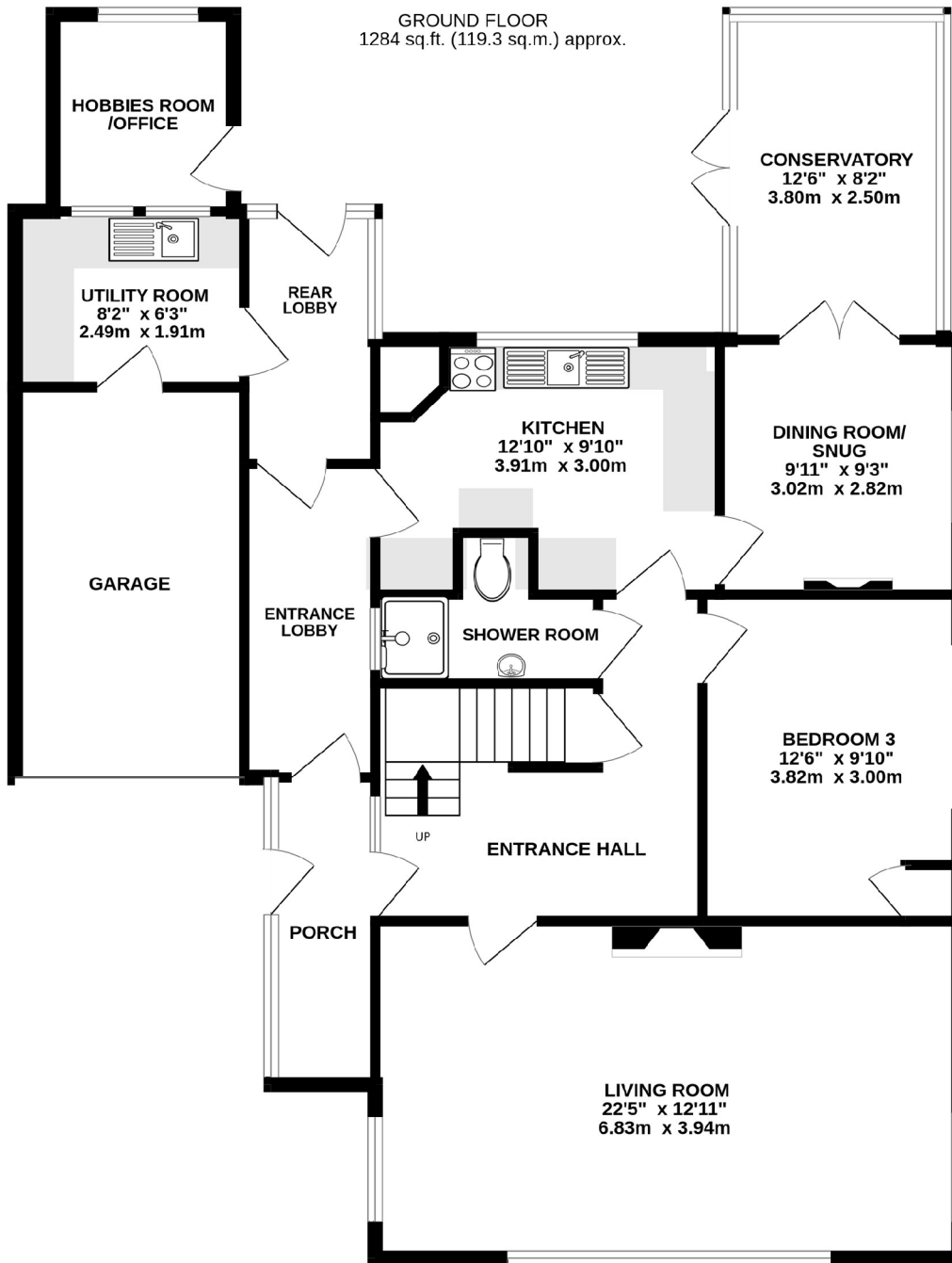
Externally, the property provides a driveway and gravel frontage with central established bed, for on-site parking, a garage with power and light and a delightful, secluded, fully enclosed rear garden with central circular artificial lawn with central palm tree, paved areas, further areas laid to shingle/gravel, a useful store/hobbies room/office adjoining the utility room, pergola, timber storage shed, timber summer house, along with established mature borders boasting an array of plants, shrubs and trees.





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1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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 (57)

Council Tax: Band E £2,686.16 p.a. (Arun District Council / Aldwick 2024 - 2025)

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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.