



23 Boxgrove Gardens | Aldwick | Bognor Regis | West Sussex | PO21 4BB

Price **£425,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 23 Boxgrove Gardens

Aldwick | Bognor Regis | West Sussex | PO21 4BB

GR425 - 06/24

- **Detached Single Storey Residence**
- **3 Bedrooms**
- **Close To Doctors Surgery**
- **NO ONWARD CHAIN**
- **1104 Sq Ft / 102.6 Sq M (inc. garage)**

The recessed front door with natural light flank double glazed panelling leads into a generous welcoming entrance hall with useful built-in cloaks cupboard housing the lagged hot water cylinder with slatted shelving, along with an access hatch to the loft space.

Doors lead from the hallway to the kitchen, living room, 3 bedrooms, shower room and separate w.c.

The kitchen is a side aspect room with double glazed window and double glazed door providing access to the side. The kitchen boasts a comprehensive range of modern units and work surfaces with an inset single drainer sink unit, integrated 4 burner gas hob with hood over and double oven under, integrated under counter fridge and freezer, space and plumbing for a washing machine, wall mounted modern gas boiler along with useful serving hatch through to the dining area.

The living room is a good size open plan 'L' shaped room positioned at the front of the property with two double glazed windows to the front and feature fireplace with gas fire.

Bedrooms 1 and 2 are both positioned at the rear of the property, both with double glazed windows enjoying a pleasant outlook into the rear garden and both providing fitted wardrobes. Bedroom 3 is a side aspect room with double glazed window and fitted wardrobe.

The shower room has been refitted to provide an oversize shower enclosure with fitted shower, wash basin with storage under, tiled walls and an obscure double glazed window to the side. In addition, there is a separate w.c with wash basin and an obscure double glazed window to the side.

Externally, the property has an open plan lawned frontage with long driveway providing on-site parking for 2 - 3 cars in front of the garage with up and over door, power, light, window and door to the rear. A gate between the garage and the property leads into the fully enclosed rear garden which is predominantly laid lawn with paved terraces. A pathway to the side with external water tap leads to a gate to the front.

**Current EPC Rating - D (62)**

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

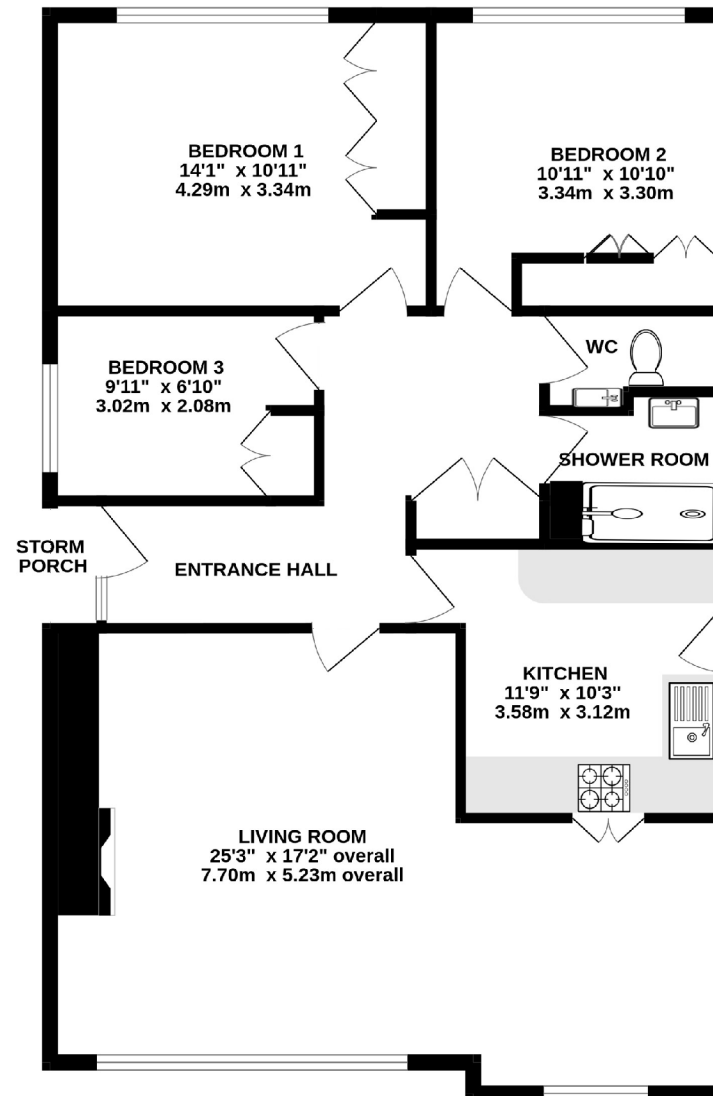
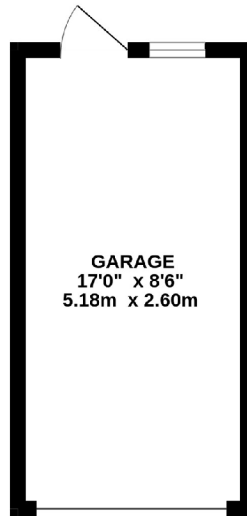




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GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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