



6 Blondell Drive | Aldwick | Bognor Regis | West Sussex | PO21 4BQ

Guide Price **£410,000** | Freehold

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JUST BUNGALOWS

6 Blondell Drive

Aldwick | Bognor Regis | West Sussex | PO21 4BQ

- **Detached Bungalow**
- **3 Bedrooms**
- **Popular Residential Location**
- **NO ONWARD CHAIN**
- **1052 sq ft / 97.7 sq m (incl. garage)**

Offered For Sale with No Onward Chain, this detached single storey residence is situated in a popular residential location, less than 3/4's of a mile walk to the beach and less than a quarter of a mile walk to the Rose Green shops and bus routes.

The property has been well cared for throughout the years and has accommodation comprising entrance vestibule, 'L' shaped living/dining room, kitchen, inner hall, 3 bedrooms, shower room and separate w.c.

In addition the property also offers double glazing, a gas heating system via radiators, a driveway providing on-site parking, a garage which has been divided to create a work/hobbies room and a delightful fully enclosed rear garden.

The front door is positioned at the side of the property with a flank double glazed panel and leads into an entrance vestibule where there is a built-in cloaks cupboard housing the meters and modern electric consumer unit, a double glazed window to the front and double doors leading into the open plan 'L' shaped living room which has a large double glazed window to the front, feature fireplace with recessed fire, door to the inner hall and doorway to the kitchen.

The kitchen boasts a comprehensive range of fitted units and work surfaces, inset single drainer 1 1/2 bowl sink unit, a double glazed window to the side, space for a cooker with hood over, space and plumbing for a washing machine, recess currently housing a fridge/freezer, cupboard concealing the floor standing gas boiler and a double glazed door to the side, leading to a covered porch style lobby with double glazed doors to the front, rear and garage.

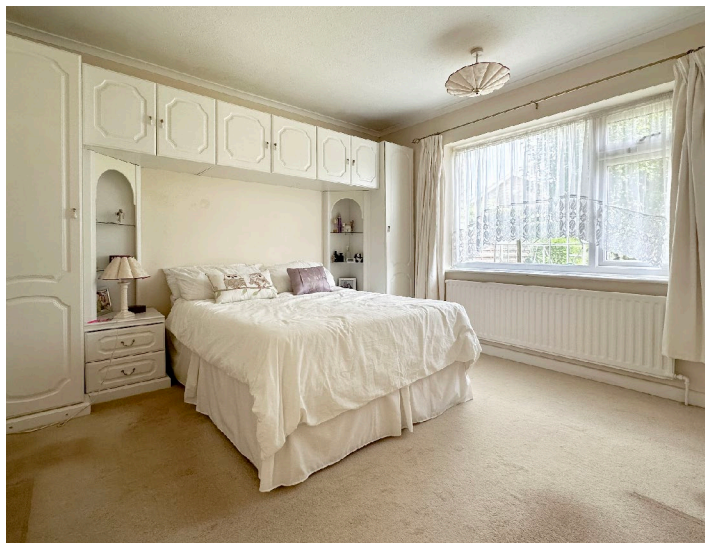
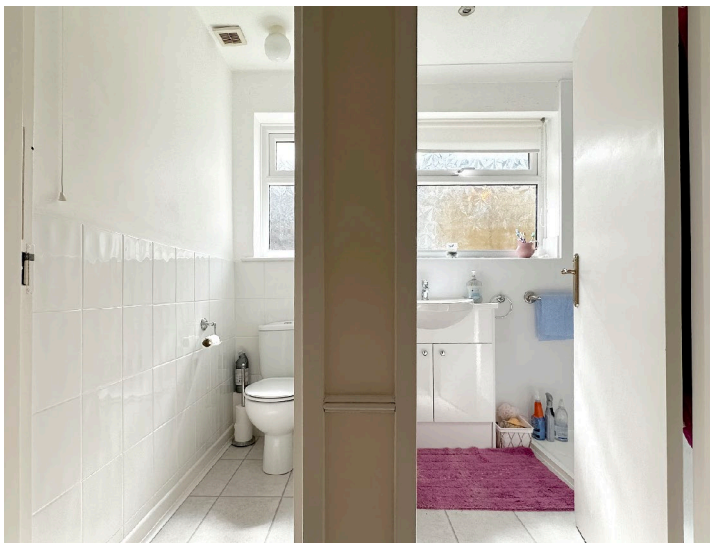
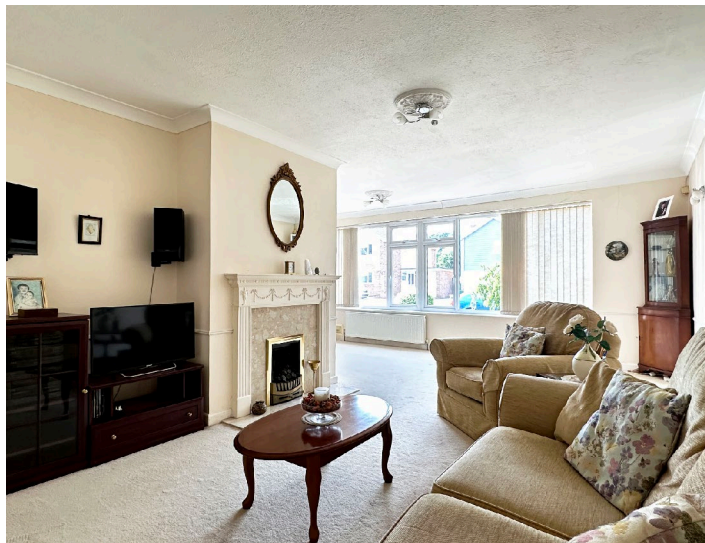
Accessed from the living room to the rear is a central inner hall with access hatch to the loft space and built-in generous airy cupboard housing the lagged hot water cylinder. Doors from the inner hall lead to the 3 bedrooms, shower room and separate w.c.

Bedrooms 1 and 2 are both good size double rooms positioned at the rear of the property, both with double glazed windows to the rear and both with built-in double wardrobes, while bedroom 3 is a generous single room with double glazed window to the side. The shower room boasts an over size modern shower tray with fitted electric shower, wash basin with storage under and an obscure double glazed window to the side. Adjacent to the shower room is a separate w.c with an obscure double glazed window to the side.

Externally there is an open plan frontage with driveway leading to the garage which has been divided by a stud wall to create a store and work/hobbies room which could easily be converted back to a garage. The delightful rear garden has a lawn, paved terrace, well stocked established beds and borders, greenhouse and pathway at the side with gate to the front.

Current EPC Rating: D (59) **Council Tax:** Band E (£2,686.16 p.a Arun District Council / Aldwick 2024 - 2025)

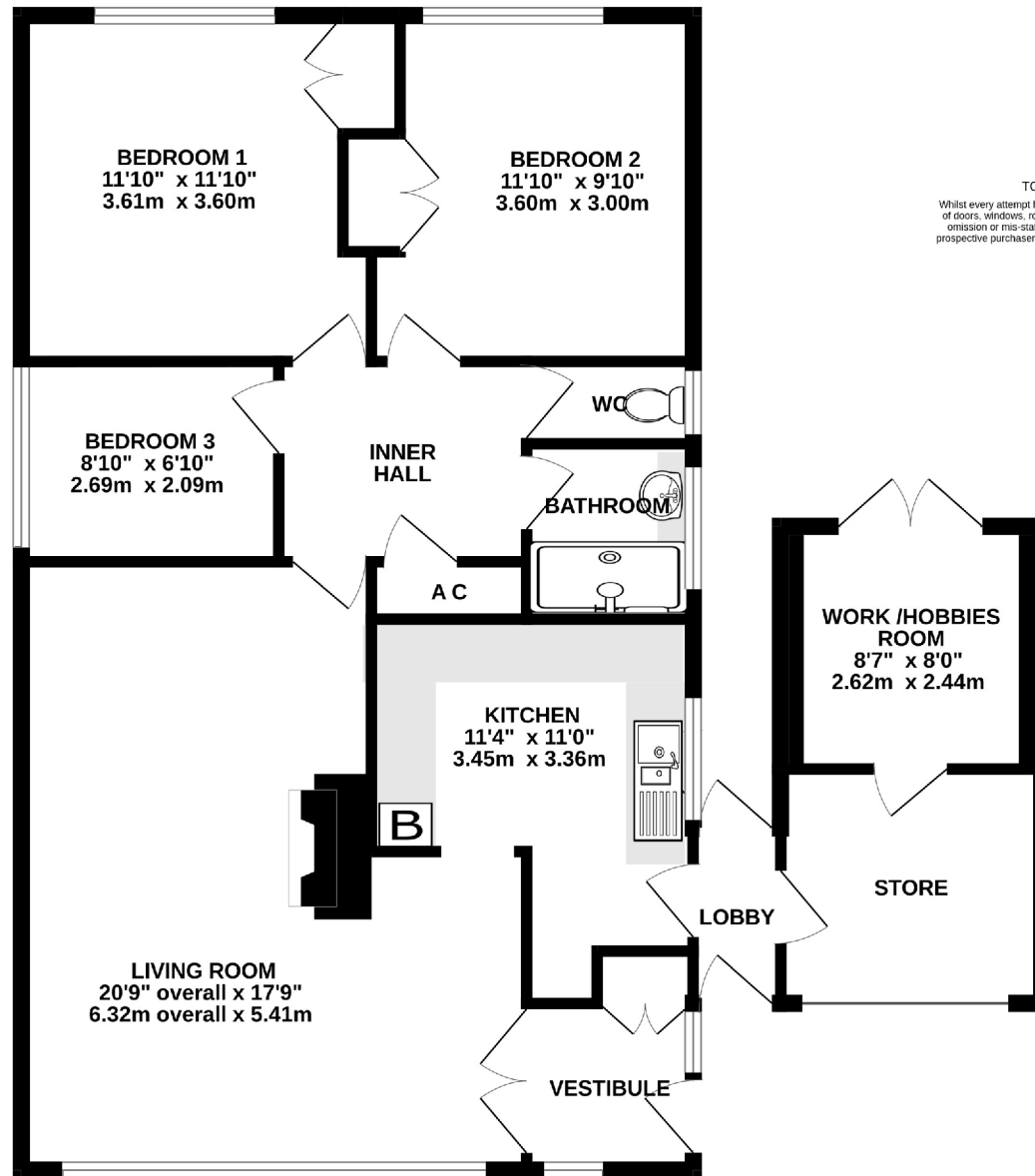




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GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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