



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

Price **£489,950** | Freehold

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JUST BUNGALOWS

36 Boxgrove Gardens

Aldwick | Bognor Regis | West Sussex | PO21 4BB

MU489 - 04/25

- **An Immaculately Presented Detached Bungalow**
- **Popular Location Close To Bus Routes**
- **3 Bedrooms**
- **Underfloor Heating & Double Glazing**
- **1,260 Sq Ft / 117.0 Sq M (inc. garage & workshop)**

Conveniently positioned for local bus services, the doctors surgery, library, community hall and amenities within Rose Green, along with the nearby beach, this detached bungalow has been the subject of an extensive refurbishment program by the current owners throughout recent years, including an underfloor wet heating system run by an updated gas boiler, refitted kitchen and bathroom, double glazing, skimmed ceilings and re-plastered walls, upgraded electrics, wood burner and immaculate decor throughout.

The accommodation in brief comprises 'L' shaped entrance hallway with built-in storage cupboard, front aspect sitting room, open plan generous kitchen/diner, three bedrooms and a good size bathroom with bath and shower enclosure. Externally there is on-site parking for 2 - 3 vehicles, a garage with adjoining workshop and a fully enclosed Westerly facing rear garden.

A storm porch protects the recessed double glazed front door (positioned at the side of the property) with natural light double glazed flank panelling which leads into a generous welcoming entrance hall with fitted carpet, under floor heating, built-in double storage cupboard and access hatch to the loft space with ladder, which houses the modern gas combination boiler (with warranty remaining). Replacement internal doors lead to the sitting room, kitchen/diner, three bedrooms and bath/shower room.

The sitting room has a large double glazed window to the front, underfloor heating, feature wood burner/stove, fitted carpet and inset ceiling speakers for TV/audio entertainment system.

The kitchen/diner is a good size open plan room with double glazed windows to the front and side, along with a double glazed door to the side. There is a comprehensive range of modern units and work surfaces, inset single drainer sink unit, 4 ring induction hob with hood over and oven under, concealed integrated dishwasher and washing machine, space for a free-standing fridge/freezer, space for a table and chairs, along with underfloor heating.

Bedrooms 1 & 2 are both good size double rooms positioned at the rear of the property, both with fitted carpets and underfloor heating. Bedroom 3 is currently utilised as a dressing room/home office with a double glazed window to the side, fitted carpet and underfloor heating.

In addition, the property boasts a refitted bath/shower room with a white suite of panelled bath, glazed shower enclosure with dual shower, wash basin with storage drawers under, close coupled wc, ladder style heated towel rail and an obscure double glazed window to the side.

Externally, there is on-site parking at the front via the driveway and gravel frontage with established shrubs. The garage has an up and over door at the front, power and sensor lighting with a door at the rear into the adjoining workshop with power, light and a window and door to the side into the Westerly rear garden, which is fully enclosed by panel fencing, laid predominantly to lawn with a paved terrace and external courtesy lighting.

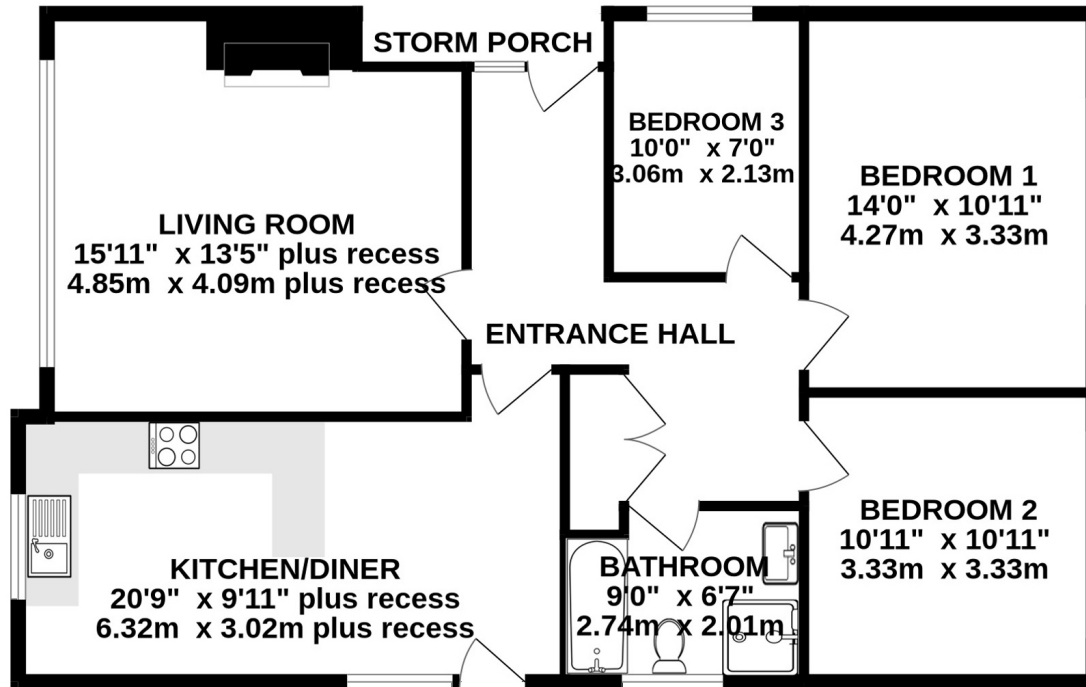




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GROUND FLOOR 1260 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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 (59)

Council Tax: Band E - £2,816.58
(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.