



1 Godman Close | Aldwick | Bognor Regis | West Sussex | PO21 4BJ

£330,000 Price | Freehold

4
JUST BUNGALOWS

1 Godman Close

Aldwick, Bognor Regis, West Sussex, PO21 4BJ

- **2 Bedroom Semi-Detached Bungalow**
- **Cul-de-sac Position**
- **Popular Residential Location**
- **NO ONWARD CHAIN**
- **956 Sq Ft / 88.8 Sq M (incl. garage & workshop)**

Occupying a cul-de-sac position within a popular residential location close to the amenities in Rose Green village centre and regularly routed bus services, this delightful semi-detached bungalow is offered for sale with No Onward Chain.

The accommodation in brief comprises entrance lobby, kitchen, front aspect living room, two bedrooms, conservatory/sun room and modern shower room. The property also offers double glazing, a gas heating system via radiators and modern combination boiler, a driveway, garage/workshop and an established good size rear garden.

The double glazed front door with matching flank obscure double glazed panelling opens into the entrance lobby where there is a useful built-in cloaks storage cupboard housing the electric meter, fuse box and gas meter.

A glazed casement door leads into the living room and a doorway leads through into the kitchen.

The kitchen has a double glazed window and double glazed door to the side, fitted units and work surfaces including a pull out shelved cupboard, corner unit with carousel, 1 1/2 bowl, single drainer, sink unit with mixer tap, space for a gas cooker with hood over, space and plumbing for a washing machine and recess space for a free standing fridge/freezer.

The living room has a large double glazed window to the front and feature exposed brick fireplace with recessed coal effect gas fire. A glazed casement door leads from the living room to an inner hall with access hatch to the loft space and built-in airing cupboard housing the modern Vaillant gas combination boiler. Doors from the inner hall lead to the two bedrooms and the shower room.

Bedroom 2 is currently utilised as a dining room and has double glazed patio doors to the rear leading into the adjoining double glazed conservatory/sun room which provides access into the rear garden and has a double radiator.

Bedroom 1 is also positioned at the rear with a double glazed window enjoying a pleasant outlook into the rear garden. In addition, there is a shower room which has a modern white suite of shaped wash basin with storage under, close coupled wc, corner shower enclosure with fitted shower, tiled walls, ladder style heated towel rail and an obscure double glazed window to the side.

Externally, there is an open plan established frontage and driveway providing on-site parking for 2 - 3 cars leading to the garage and adjoining workshop.

A gate leads from the driveway into the fully enclosed good size rear garden with paved patio, shaped lawn with established well tended borders and mature foliage/shrubs at the rear.



Ref: SA365 - 02/25



Current EPC Rating: C (71) **Council Tax:** Band C £1,953.58 (Arun District Council/Aldwick 2024 -2025)

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4
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GROUND FLOOR

956 sq.ft. (88.8 sq.m.) approx.

