



9 Kenlegh | Aldwick | Bognor Regis | West Sussex | PO21 3TS

Guide Price **£575,000** | Freehold

**4**  
**JUST BUNGALOWS**



## 9 Kenleggh

Aldwick | Bognor Regis | West Sussex | PO21 3TS

- **Detached 4 Bedroom Bungalow**
- **Cul-de-sac Position Within Favoured Residential Location**
- **Much Improved & Incredibly Well Cared For**
- **NO ONWARD CHAIN**
- **1,570 Sq Ft / 145.9 Sq M (Incl. Garage)**

Occupying a non through road, cul-de-sac position, within the highly sought after Aldwick Fields residential development, approximately 15 minutes walk to the beach and amenities, this deceptive, detached, single storey residence, has been incredibly well cared for and much improved throughout the years.

The accommodation in brief comprises generous entrance lobby leading through to a welcoming L-shaped entrance hall, fitted kitchen leading to a separate dining room, rear aspect living room, pitched roof double glazed conservatory, three bedrooms, a shower room and cloakroom (2 wcs) and an additional highly versatile hobbies room/study/fourth bedroom.

In addition, the property also offers double glazing, a gas heating system via radiators and combination boiler, a driveway providing on-site parking for several vehicles, a garage and a fully enclosed established rear garden.

The double glazed front door with flank double glazed panelling opens into the impressive entrance lobby with a further double glazed window to the side and tiled flooring. A door leads from the lobby into the versatile hobbies room/bedroom 4, while an open plan walkway leads into the main hallway, where there is a cupboard housing the modern electric consumer unit, double cloaks storage cupboard, an oversize access hatch to the boarded loft space with fold down ladder and light and an additional built-in cupboard housing the modern wall mounted gas combination boiler. Doors from the hallway lead to the living room, three bedrooms, shower room and cloakroom, while a pair of bespoke double doors lead through into the kitchen. The kitchen has been tastefully and practically re-fitted with a comprehensive range of units and work surfaces, along with a feature natural light ceiling tunnel light and double glazed window to the side. To the rear an open plan walkway leads through into the adjoining dining room which provides access into the rear garden via a double glazed door with flank double glazed panel. From the dining room a pair of glazed casement doors with matching flank panels lead into the adjacent, good size, living room which provides access into the large double glazed pitched roof conservatory at the rear, which has a radiator, power and light and also provides access into the rear garden, via further double glazed French doors.

Bedrooms 1 and 2 are both good size double rooms positioned at the front of the property, both with double glazed windows, with bedroom 1 benefiting from two large built-in double wardrobes. Bedroom 3 is a side aspect room with built-in double storage/airing cupboard with slatted shelving and radiator. The versatile hobbies room/bedroom4 also has a fitted double storage cupboard, along with a double glazed window to the rear and door to the side into the adjoining garage. The shower room has been tastefully updated and provides a shower enclosure with 'opening in and out' safety door, fitted shower unit, wash basin with storage surround, enclosed cistern wc and double glazed window to the side. Adjacent to the shower room is the cloakroom with a second wc, wash basin and double glazed window to the side.

Externally, the property has an established front garden, driveway providing parking and a garage with up and over door at the front, power, light and door to the rear into the rear garden, which has a paved patio, external lighting and tap, lawn, established shrub beds and borders and pathway with gate to the front.







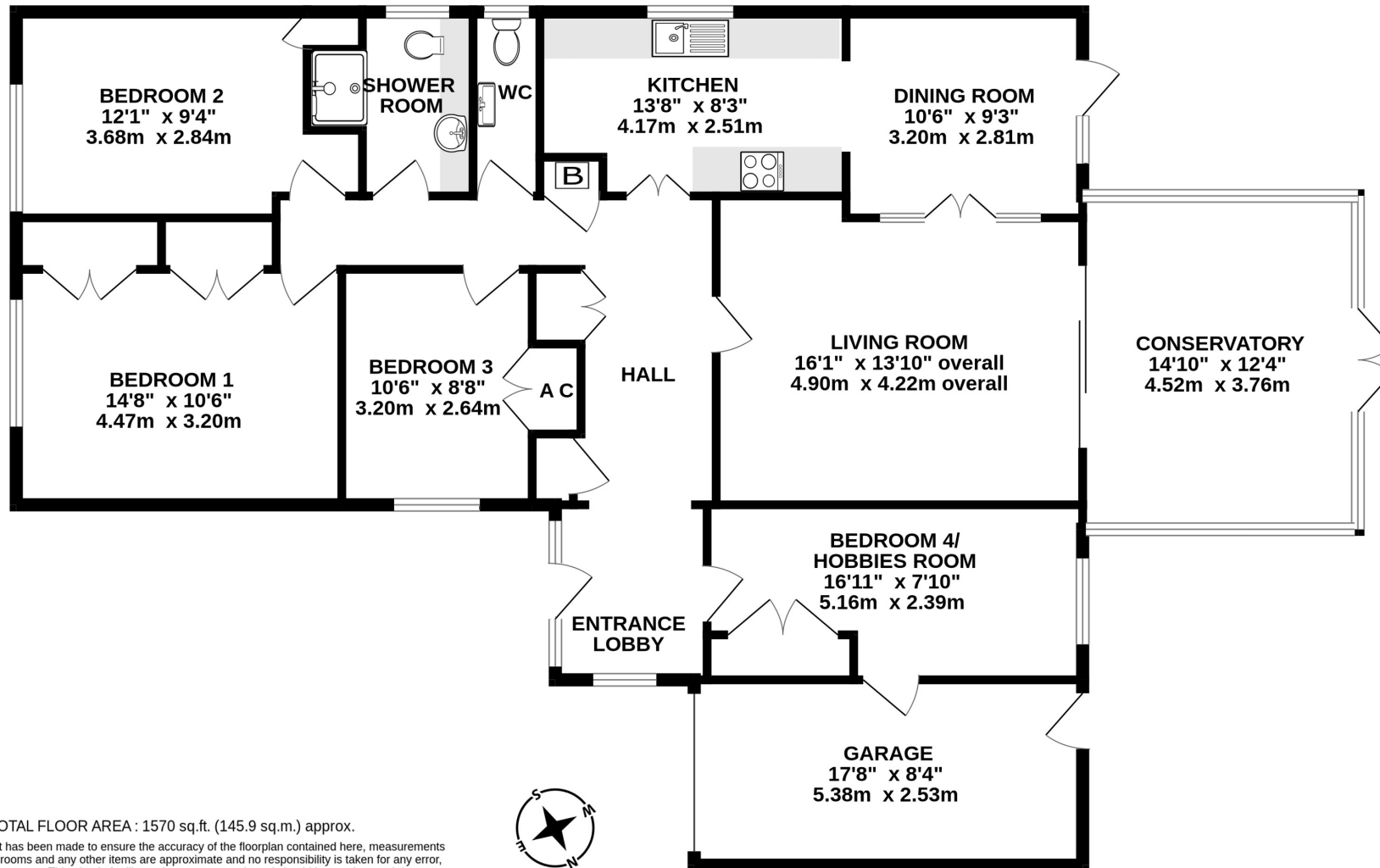
**Current EPC Rating:** D (66)

**Council Tax:** Band F (£3,174.55 p.a Arun District Council / Pagham 2024 - 2025)

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GROUND FLOOR  
1570 sq.ft. (145.9 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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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.