



8 Margaret Close | Aldwick | Bognor Regis | West Sussex | PO21 3AA

£550,000 Guide Price | Freehold

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JUST BUNGALOWS

8 Margaret Close

Aldwick | Bognor Regis | West Sussex | PO21 3AA

- **Detached 3 Bedroom Bungalow**
- **Cul-de-Sac Setting Close To Duckpond**
- **Bedroom 1 with En-Suite Bathroom (3 wc's in total)**
- **Double Garage & On Site Parking**
- **NO ONWARD CHAIN**
- **1,518 Sq Ft / 141.1 Sq M (Incl. Garage)**

Situated within a cul-de-sac setting, close to the Aldwick duckpond, this detached single storey residence is offered For Sale with No Onward Chain. The accommodation in brief comprises entrance hall, cloak-room/wc, kitchen/breakfast room at the front, generous living room at the rear, master bedroom with en-suite bath/shower room, two further bedrooms and modern recently refurbished wet room.

The property also offers 10' ceiling height in the principal rooms, double glazing, a gas heating system via radiators and modern boiler, on-site parking, detached double garage and generous rear garden.

The double glazed front door with flank double glazed panelling opens into a welcoming entrance hall with built-in cloaks storage cupboard, built-in generous airing cupboard housing the lagged hot water cylinder with slatted shelving, an access hatch to the loft space and glazed panelling to the en-suite bathroom. Glazed double casement doors lead from the hallway into the living room, with further doors to the kitchen/breakfast room, three bedrooms, wet room and cloakroom, which has a wash basin with tiled surround, wc and an obscure double glazed window to the front.

The kitchen/breakfast room has three double glazed windows to the front, a double glazed window to the side, fitted units and work-surfaces, 1 1/2 bowl single drainer sink unit, tiled splash-backs, four burner gas hob with hood over, integrated eye level double oven/grill, space and plumbing for a washing machine and dishwasher, spaces for free standing fridge and freezer, wall mounted electric fuse box, space for a table and chairs, wall mounted modern gas boiler and double glazed door to the side.

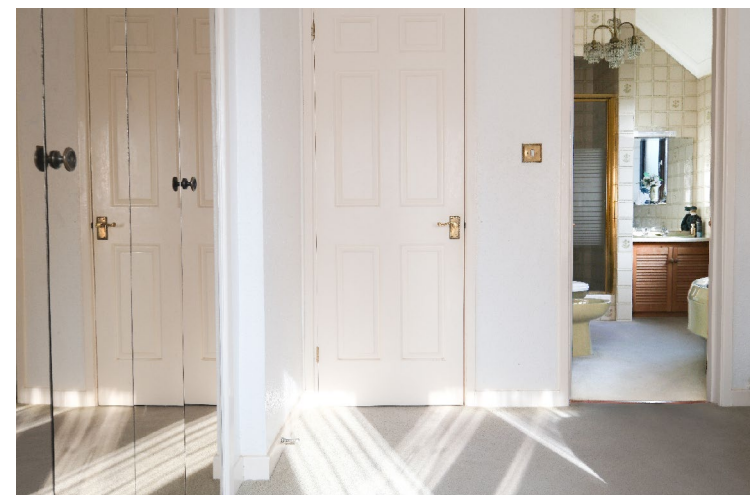
The main living room measures 19' 10" x 14' 5" with a double glazed window to the side, double glazed patio doors to the rear, providing access into the rear garden and an exposed brick chimney breast with recessed gas fire and brick hearth.

Bedroom 1 is positioned at the front of the property with three double glazed deep picture windows to the front and built-in wardrobes. A door leads from the bedroom to the adjoining en-suite bath/shower room which has an original coloured suite of shaped corner bath, shower enclosure with fitted shower, wash basin with storage cupboard under, mirror & strip light over, wc, bidet, tiled walls and an obscure window to the side. Bedrooms 2 and 3 are both rear aspect rooms, with bedroom 2 benefiting from a built-in double wardrobe and bedroom 3 currently utilised as a formal dining room.

Externally, there is a gravel driveway providing on-site parking in front of the detached pitched roof double garage, which has an electrically operated sectional door at the front, window to the side, power and light. Gates either side of the property provide access into the generous rear garden, which is predominantly laid to lawn with a paved patio sun terrace, timber storage shed and mature hedgerow to the side and rear.

Ref: RE550 - 03/25





Current EPC Rating: D (58)

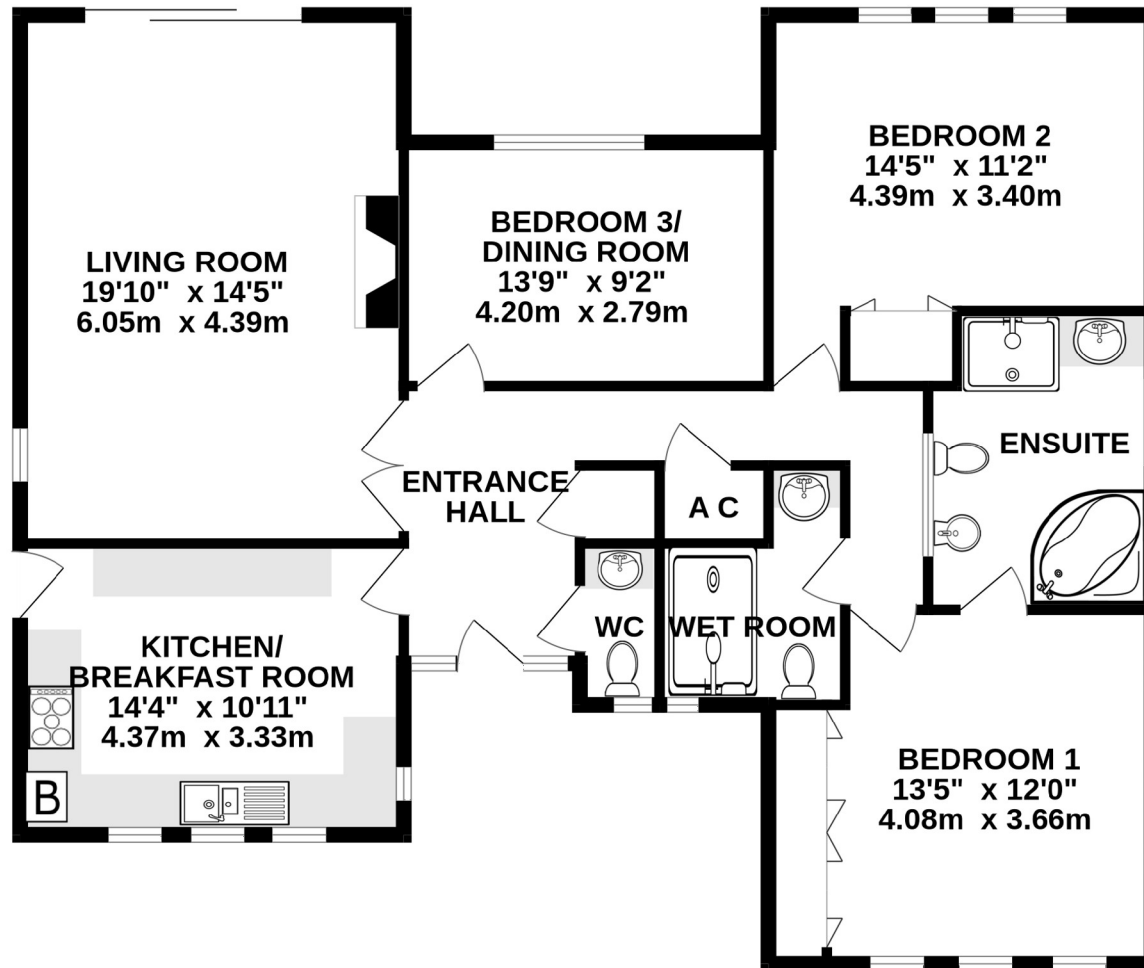
Council Tax: Band E £2,816.58 p.a. (Arun District Council / Aldwick 2025 - 2026)

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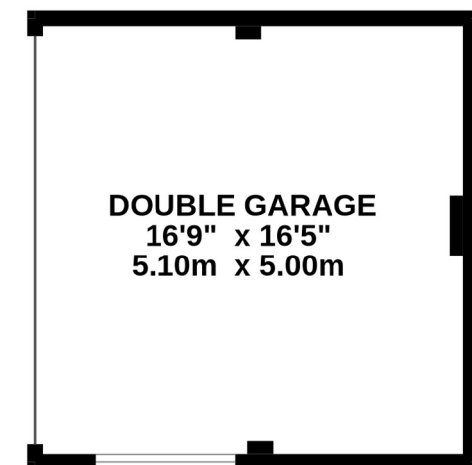
GROUND FLOOR

1518 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 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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Not Shown In Actual Location

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.