



10 Truro Crescent | Aldwick | Bognor Regis | West Sussex | PO21 3RQ

Price **£325,000** | Freehold

4
JUST BUNGALOWS

10 Truro Crescent

Aldwick | Bognor Regis | West Sussex | PO21 3RQ

- Semi-Detached Bungalow
- 2-3 Bedrooms
- Cul-De-Sac Position
- Favoured Residential Setting
- Well Presented Throughout
- Double Glazing & Warm Air Heating
- Double Glazed Conservatory
- South Westerly Established Rear Garden
- Garage and Driveway
- NO ONWARD CHAIN
- 999 Sq Ft / 92.8 Sq M (Incl. Garage)

Occupying a cul-de-sac position, within a favoured residential location, close to Bus Routes and Aldwick Duckpond, this delightful semi-detached bungalow has been incredibly well cared for throughout the years and is offered For Sale with No Onward Chain.

The well presented accommodation comprises entrance hall with built-in storage cupboard, kitchen, rear aspect generous living room leading to a double glazed conservatory, two bedrooms, additional versatile 3rd bedroom/hobbies room, shower room and separate wc.

The property also offers double glazing, a warm air heating system, driveway, garage and a delightful south westerly rear garden.

A covered storm porch with courtesy light protects the double glazed front door positioned at the side of the property which leads into a welcoming entrance hall with built-in cloaks storage cupboard, additional cupboard housing the warm air boiler and an access hatch to the loft space with ladder. Doors from the hallway lead to the kitchen, living room, two bedrooms, shower room and separate wc.

The kitchen has a double glazed door and window to the side, base and wall mounted units with fitted work surfaces, a single drainer sink unit, serving hatch through to the living room, space for a gas cooker, space and plumbing for a washing machine, space for a fridge/freezer and wall mounted electric consumer unit.

The living room is a generous room measuring 20' 5" x 11' 10" positioned at the rear of the property and has patio doors to the rear providing access into the adjoining double glazed conservatory, which provides access into the rear garden via double glazed French doors. From the living room, a door to the side leads to an adjacent highly versatile 3rd bedroom/hobbies room with a window to the rear with an electrically operated external awning over.

Bedroom 1 has a large window to the front, built-in double wardrobe with adjacent built-in airing cupboard housing the lagged hot water cylinder, along with a further range of fitted wardrobes and dressing table. Bedroom 2 has a window to the front.

The shower room has an obscure window to the side, glazed shower enclosure with fitted shower, wash basin inset into surround with storage cupboard under and tiled splash-back surround. In addition, there is a separate wc with an obscure window to the side and tiled splash-back surround.



CL335 - 09/25



Externally, there is an open plan frontage with an array of established shrubs, a driveway providing on-site parking, a garage with an electrically operated vertical roller door, power, light and window to the rear. A gate between the garage and the main bungalow leads through to the delightful south westerly rear garden which boasts a generous paved patio/terrace, shaped lawn with spaced paved pathway to the rear, an array of well tended beds and area to the rear housing a timber storage shed.

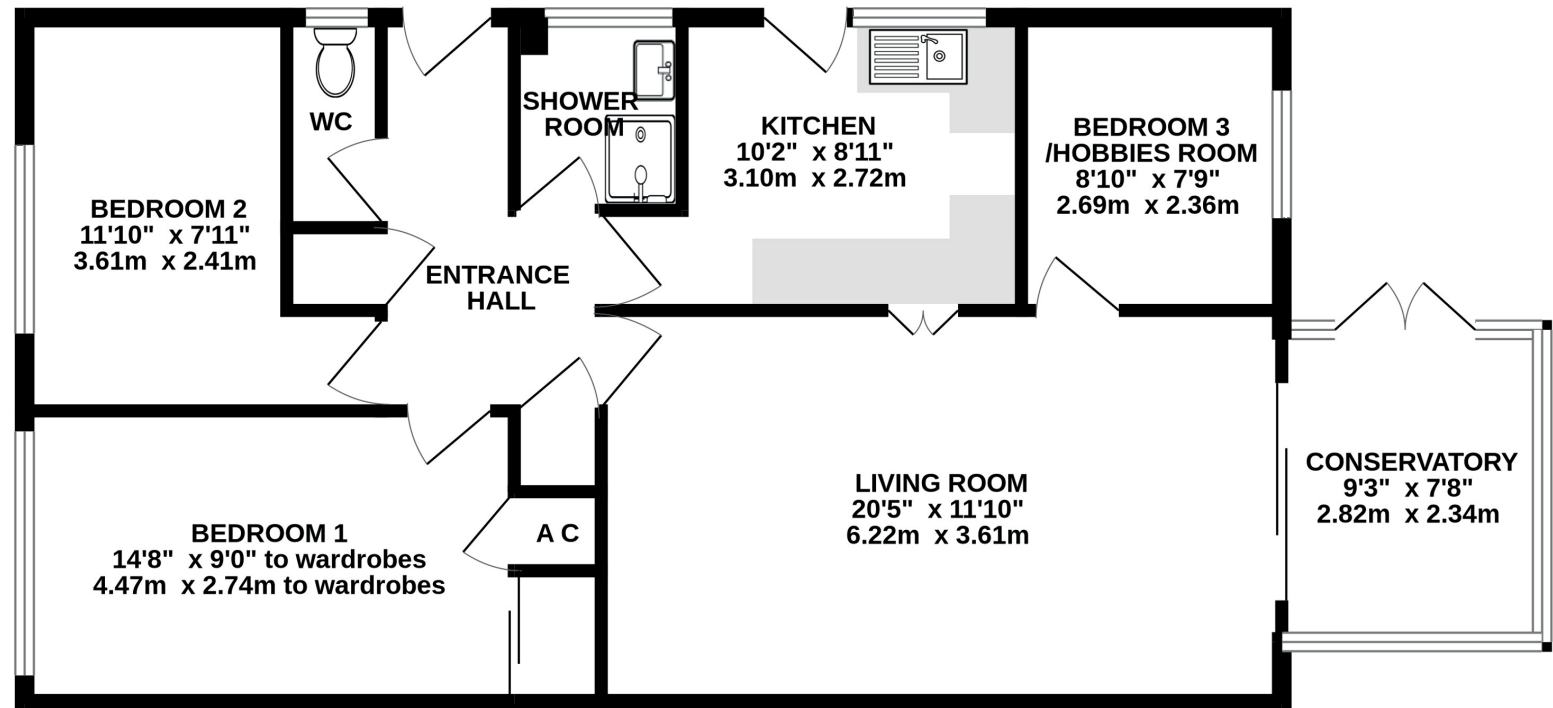
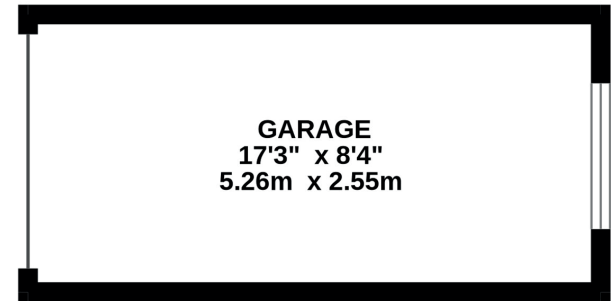
N.B. Under the Estate Agents Act 1979 we are by law requested to inform you that the person/s selling this property are 'connected person/s' as defined by the Act.

Current EPC Rating: D (61) **Council Tax:** Band C £2,048.42 p.a. (Arun District Council / Aldwick2025 - 2026)

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4
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GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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.