



5 Langley Grove | Aldwick | Bognor Regis | West Sussex | PO21 4LJ

Guide Price £425,000 | Freehold

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JUST BUNGALOWS

5 Langley Grove

Aldwick | Bognor Regis | West Sussex | PO21 4LJ

- **Well Presented Detached Bungalow**
- **Reconfigured Light & Airy Accommodation**
- **Two Double Bedrooms & Sitting Room Open Plan To Dining Room**
- **Double Glazing & Gas Fired Central Heating (Radiators)**
- **Oversize Extended Garage**
- **NO ONWARD CHAIN**
- **1,106 Sq Ft / 102.8 Sq M (Incl. Garage)**

Offered For Sale with No Onward Chain, this former three bedroom detached single storey residence has been reconfigured throughout the years and now boasts accommodation comprising generous entrance hall with built-in cupboards, refitted kitchen, sitting room open plan to a dining room, two double bedrooms and a large modern bath/shower room.

The property occupies a sought after cul-de-sac position, abutting the prestigious Aldwick Bay Private Estate, enabling an ease of access to nearby bus services and amenities including doctor's surgery and library. Furthermore, the property offers double glazing, a gas heating system via radiators and modern combination boiler, a driveway, an oversize extended garage and a secluded southerly rear garden.

A storm porch protects the recessed double glazed front door with flank natural light panelling which opens into a welcoming central entrance hall with exposed wood flooring, radiator, built-in cloaks cupboard with adjacent built-in cupboard housing the wall mounted Worcester boiler. A glazed casement style door leads into the sitting room, with a further door from the hallway to the large bath/shower room and doorway to the kitchen.

The kitchen is positioned at the front of the property and has a large window to the front and a range of fitted units complemented by light grain work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap and rinser, tiled splash-back surround, integrated 4 ring 'Smeg' electric hob with hood over, eye level oven, concealed larder fridge, space and plumbing for a dishwasher and washing machine, exposed wood flooring, radiator and double glazed door to the side.

The sitting room is a dual aspect room with a window to the side and double glazed patio doors to the rear providing access into the rear garden, along with a recessed wood burning stove, radiator and fitted carpet.

The sitting room is open plan to the dining room (former bedroom) which has a window to the rear, radiator and fitted carpet.

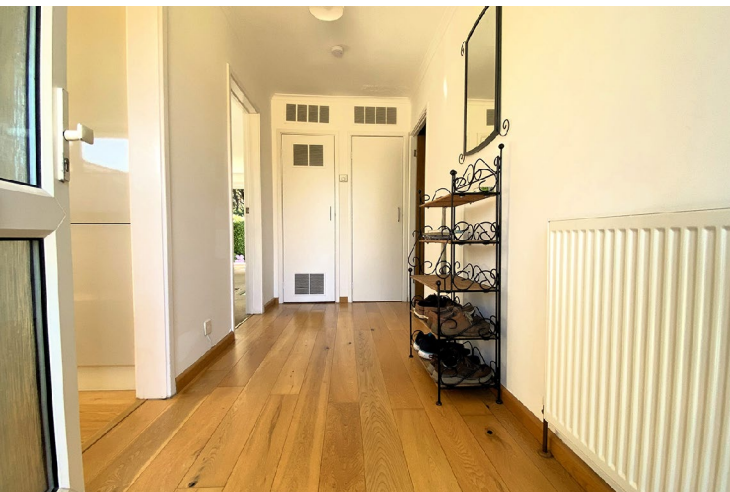
A door from the dining room leads to the adjoining guest bedroom which has a window to the rear, radiator and fitted carpet.

From the hallway a door leads into the large bath/shower room which boasts a modern white suite of oversize shower enclosure with glazed shower screen and fitted dual shower, bath with mixer tap/shower attachment, wash basin with storage under and adjacent enclosed cistern wc, radiator, ladder style heated towel rail, tiled walls and flooring, two windows to the side and an access hatch to the loft space with fitted ladder.

From the bath/shower room a door leads into bedroom 1, which is positioned at the front of the property and has a window to the front, radiator and fitted carpet.

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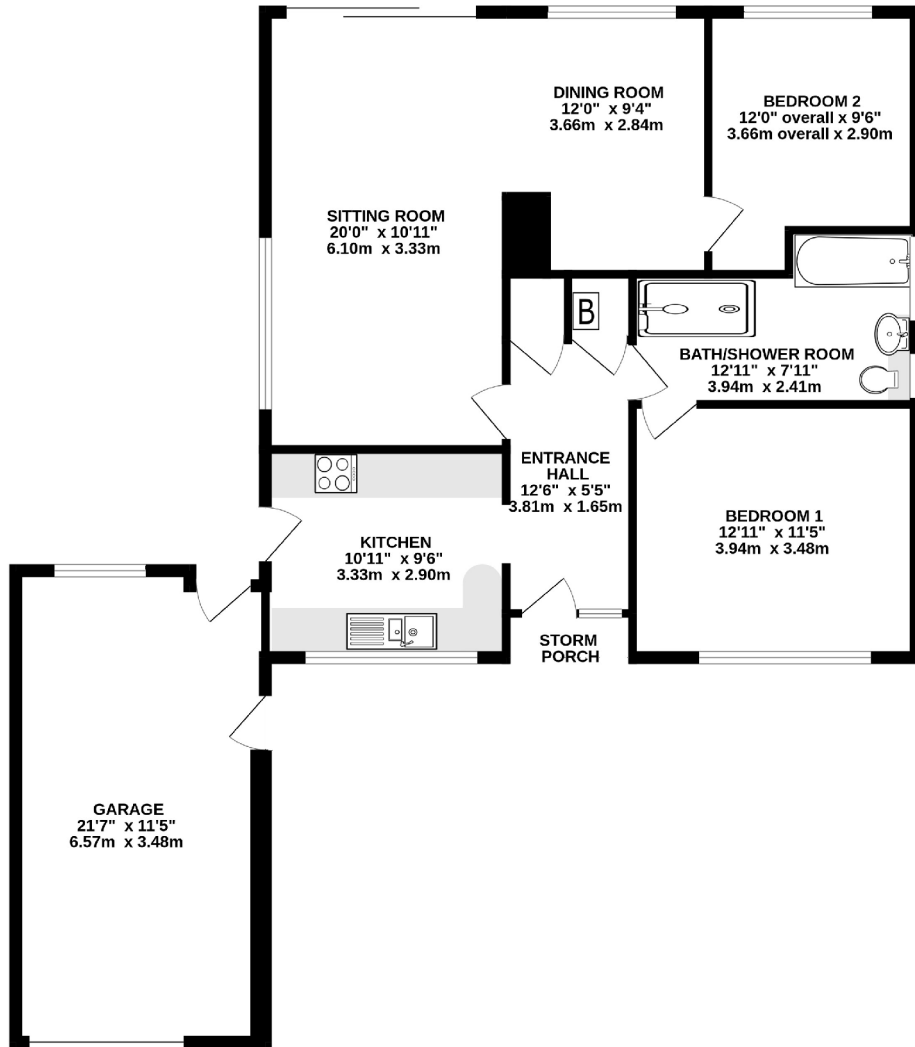


Externally, there is an open plan frontage laid to lawn with pathway leading to the front door. The driveway provides on-site parking in front of the oversize extended garage, which has an up and over door at the front, double glazed doors to the side and rear, a double glazed window at the rear, power and light. The secluded enclosed southerly rear garden is also predominantly laid to lawn with a paved terrace accessed from the sitting room, established well stocked borders and an area to the side which houses a feature raised pond with canopy over.

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GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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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Current EPC Rating: D (68)

Council Tax: Band D £2,304.48 p.a (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.