



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

Guide Price £390,000 | Freehold

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JUST BUNGALOWS

4 Langley Grove

Aldwick | Bognor Regis | West Sussex | PO21 4LJ

- Detached Single Storey Residence
- 2 Bedrooms & 2 Reception Rooms
- Corner Plot Position in Popular Location
- Bathroom & Shower Room
- Driveway & Garage
- NO ONWARD CHAIN
- 1,055 Sq Ft / 98.0 Sq M (Incl. Garage)

Positioned in a popular residential location, close to bus services, amenities including doctors surgery and library and within a level walk to the nearby beach, this detached single storey residence is offered for sale with No Onward Chain.

Although the property could benefit from some cosmetic updating, the accommodation itself comprises a porch, entrance hall, living room leading to an adjoining dining room at the rear, kitchen, side lobby, rear porch, two bedrooms, shower room, bathroom and separate wc (2 wcs in total). The property also offers double glazing, a gas heating system via radiators, an established well stocked wrap around frontage, a westerly rear garden, along with a driveway and garage positioned at the rear of the bungalow.

An outward opening double glazed front door with flank natural light panelling leads to the porch with tiled flooring and courtesy light. An inner part glazed door with matching flank natural light panel opens into the central entrance hall with fitted carpet and radiator, along with a sliding glazed door leading to two built-in useful storage cupboards (one housing the modern electric consumer unit and meters). A doorway in-turn leads to the rear into the kitchen, while from the hallway a glazed door leads to the living room and further doors lead to the two bedrooms, bathroom and separate wc.

The living room is a good size bright and airy room with large window to the side, fitted carpet, gas fire (not tested), two radiators, serving hatch from the kitchen, along with a feature pair of stained glass windows and matching door to the rear, with step down into the adjoining dining room, which has a window to the side, radiator, fitted carpet and large patio doors to the rear providing access into the rear garden.

The kitchen has a window to the rear, serving hatch, fitted units and work surfaces, single drainer sink unit with mixer tap, space and plumbing for a washing machine and under counter fridge, integrated 4 burner gas hob with hood over, eye level double oven, tiled splash-back, vinyl flooring and wall mounted Worcester gas boiler. A sliding door from the kitchen leads to the side into a side lobby area where there is a recess for a free-standing freezer, tiled splash-back, vinyl flooring and door to the shower room and double glazed door to the rear, which leads into a double glazed rear porch which in-turn provides access into the rear garden. The shower room has a window to the side, tiled shower enclosure with fitted electric shower, pedestal wash basin, low level wc, tiled walls, radiator and vinyl flooring.

Bedroom 1 is positioned at the front of the property and has a range of fitted wardrobes and matching bedroom furniture, radiator, window to the front and fitted carpet. Bedroom 2 also has a window to the front, radiator and fitted carpet.

The bathroom has a window to the side, bath with mixer tap/shower attachment, wash basin, radiator, tiled walls, fitted carpet and built-in airing cupboard housing the hot water cylinder. Adjacent to the bathroom is the separate wc with window to the side, radiator, tiled splash-back and fitted carpet.

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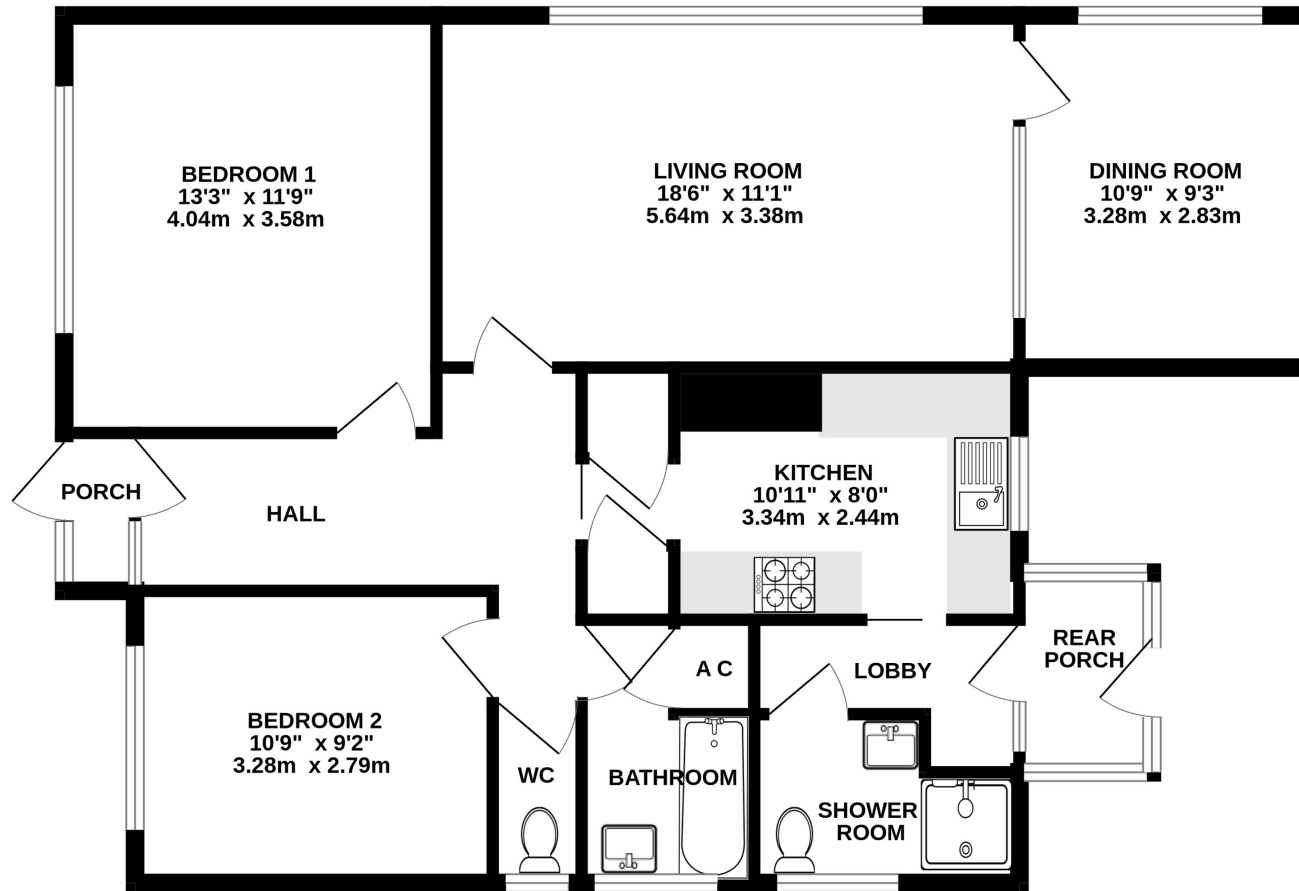


Externally, there is an established well stocked, wrap around frontage, with a driveway at the rear providing on-site parking for one vehicle in front of the garage, which has an up an over door at the front, power and light, along with a door and window at the rear. A gate from the driveway leads into the fully enclosed westerly rear garden, which has a lawn, paved sun terrace, paved sitting area with pergola over, timber storage shed, summer house, established shrubs, plants and borders, along with a gate leading to a pathway to the side with further gate to the front.

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GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055sq.ft. (98.0 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 (59)

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.