



16 Stapleton Court | Aldwick | Bognor Regis | West Sussex | PO21 4BH

Offers Over **£300,000** | Freehold

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JUST BUNGALOWS

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- **Detached Single Storey Residence**
- **Evidence of Historic Internal Structural Movement**
- **Cul-De-Sac Setting**
- **2 Bedrooms & 2 Bathrooms**
- **Driveway & Detached Garage**
- **Solar Panels**
- **NO ONWARD CHAIN**
- **971.2 Sq Ft / 90.2 Sq M**

Offered For Sale with No Onward Chain, this former three bedroom detached bungalow occupies a cul-de-sac position, close to amenities within Rose Green. Although the property requires a certain degree of modernisation, the well proportioned accommodation comprises porch, entrance lobby, 'L' shaped living room, kitchen, inner hall, two bedrooms and two bathrooms.

The property also offers double glazing, a gas heating system via radiators, solar panels, generous driveway, detached pitched roof garage and enclosed good size rear garden.

A double glazed front door leads into a double glazed porch at the side of the property accessed from the driveway, which in-turn has an inner double glazed door into the entrance lobby with flank natural light double glazed panel, along with a doorway from the porch leading to an inner lobby area, with a double glazed door to the kitchen and a purpose built store cupboard.

The entrance lobby has a double glazed window to the front and built-in double cupboard housing the electric consumer unit, meters and solar panel controls. An inner door from the entrance lobby leads through to the main 'L' shaped living room which has a large double glazed window to the front, radiators, a wall mounted air conditioning unit and fireplace. A glazed casement style door leads to the rear into an inner hallway, while a further door from the living room leads into the adjoining kitchen.

The kitchen has a double glazed window to the side, double glazed door to the inner lobby area leading to the porch and has a range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, space and plumbing for a washing machine, integrated 4 ring electric hob with concealed hood over, integrated oven and radiator.

The inner hall has a radiator, built-in airing cupboard housing the lagged hot water cylinder, access hatch to the loft space and doors to the two bedrooms and bathroom.

Bedroom 1 has a double glazed window to the rear, radiator and built-in double wardrobe. A door leads into the adjoining en-suite bathroom which has a double glazed window to the side, panel bath, close coupled wc, bidet, wash basin with storage unit under, tiled splash-back and radiator.

Bedroom 2 has a double glazed door with flank double glazed windows to the rear providing access into the rear garden, along with a built-in double wardrobe and radiator.

In addition, there is a second bathroom with an obscure double glazed window to the side, bath with shower unit over, close coupled wc, wash basin with storage unit under and radiator.





Externally, there is an open plan frontage with established mature shrubs and bushes, shaped raised bed with artificial grass and a generous driveway providing on-site parking leading to a pitched roof detached garage with up and over door at the front. A gate between the garage and the property leads into the rear garden which is a blank canvas with central circular paved patio terrace.

Current EPC Rating: D (68)

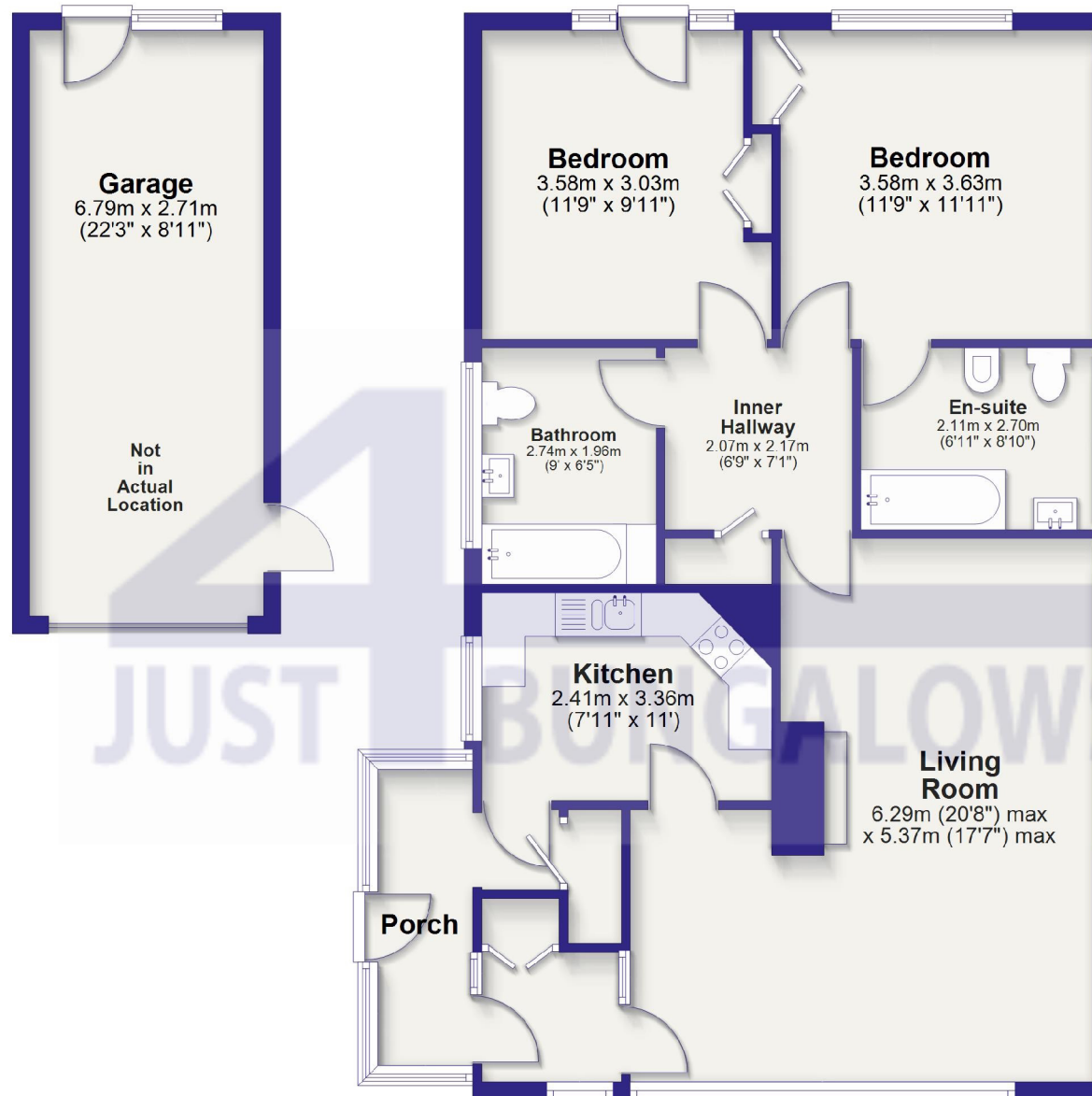
Council Tax: Band E £2,816.58 p.a (Arun District Council / Aldwick 2025 - 2026)

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Ground Floor

Main area: approx. 90.2 sq. metres (971.2 sq. feet)
Plus garages, approx. 18.4 sq. metres (198.1 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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.