



12 Tangmere Gardens | Aldwick | Bognor Regis | West Sussex | PO21 4BE

**Price £325,000** | Freehold

**4**  
**JUST BUNGALOWS**



## 12 Tangmere Gardens

Aldwick | Bognor Regis | West Sussex | PO21 4BE

- 2 Bedroom Semi-detached Bungalow
- Cul-de-sac Setting
- Close To Doctor's Setting
- Double Glazing & Gas Heating (Radiators)
- Double Glazed Conservatory
- Driveway with EV Charging Point
- Garage/Workshop & Southerly Rear Garden
- NO ONWARD CHAIN
- 712.9 Sq Ft / 66.2 Sq M Plus Garage/Workshop

Positioned within a cul-de-sac setting close to the doctor's surgery and less than half a mile walk to the beach/foreshore, this delightful semi-detached bungalow is offered For Sale with No Onward Chain.

The accommodation comprises entrance hall, front aspect living room, kitchen leading into an adjoining double glazed conservatory at the rear, two bedrooms and a wet room. The property also offers double glazing, a gas heating system via radiators, a driveway with EV charging point, established gardens and a garage/workshop.

A covered storm porch protects the recessed double glazed front door which opens into a welcoming central entrance hall with a radiator and access hatch to the part boarded loft space with fold down ladder and light. The hallway has a useful built-in cloaks storage cupboard housing the electric consumer unit and gas and electric meters, along with a built-in airing cupboard housing the lagged hot water cylinder. Replacement panel doors lead from the hallway to the kitchen, living room, two bedrooms and wet room.

The living room is positioned at the front with a large front aspect window with remote/electric opening vertical blinds, feature Adams style fireplace with recessed log effect gas fire, a large double radiator and fitted carpet.

The kitchen has fitted base, drawer and wall mounted units, roll edge work surfaces, a single drainer sink unit, integrated 4 ring electric hob with double oven/grill under and concealed hood over, space and plumbing for a washing machine and fridge/freezer, under counter lighting, wall mounted Glow-Worm gas boiler and tiled flooring. A window and door to the rear leads through to a double glazed conservatory which provides access into the rear garden.

Bedroom 1 has a window to the rear providing a pleasant outlook into the southerly rear garden, a double radiator and fitted carpet, while bedroom 2 is positioned at the front with a front aspect window, a radiator and fitted carpet. The Wet Room has a window to the side, close coupled wc, wash basin, fitted electric shower, extractor, tiled splash backs, non-slip flooring and ladder style heated towel rail.

Externally, there is a driveway providing on-site parking with an EV charging point and an established frontage with lawn and well stocked borders. The southerly rear garden has a decked area accessed from the conservatory, lawn, a timber storage shed and door to the garage/workshop, which has an up and over door to the front, window to the side, power and light.





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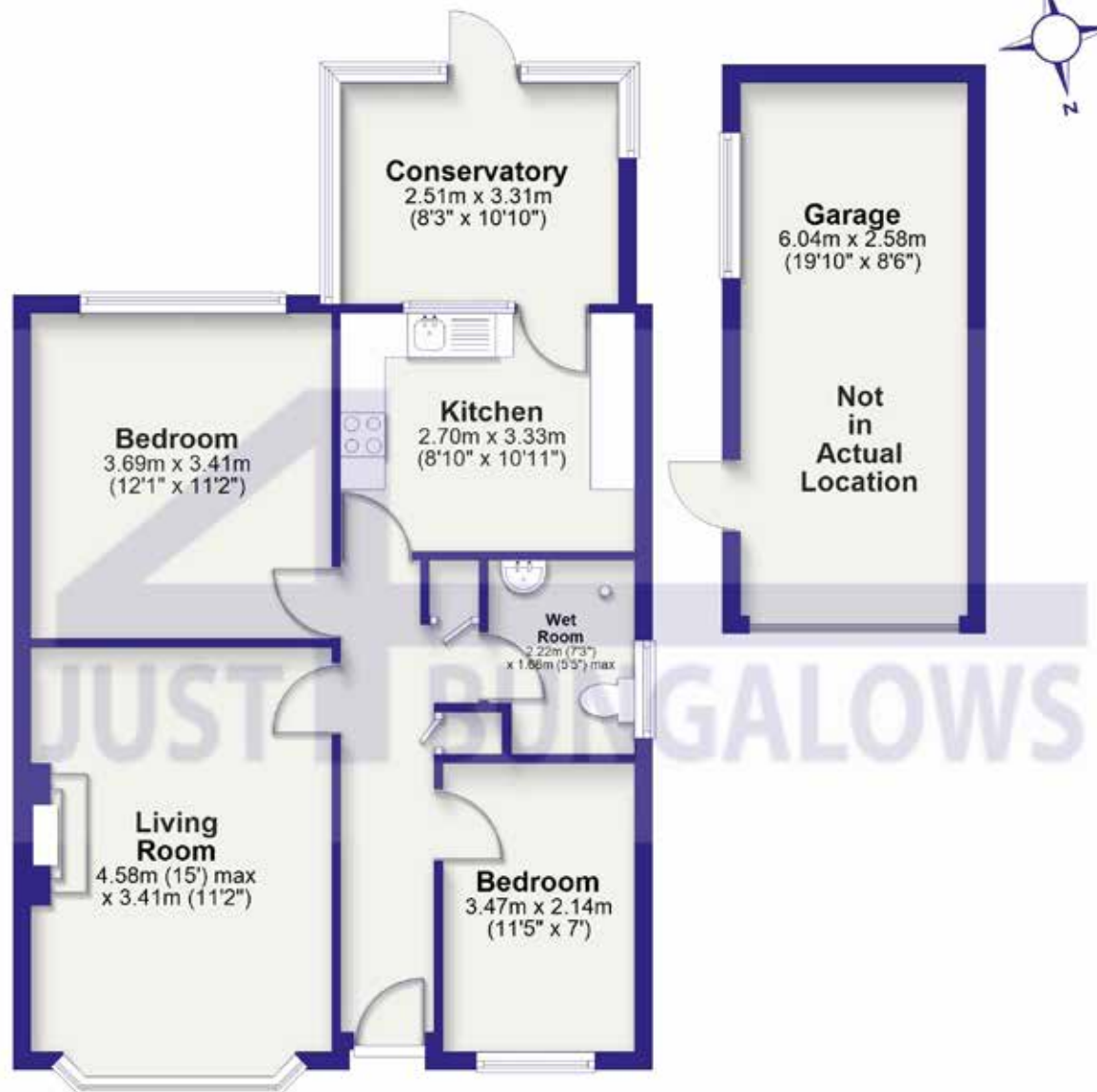
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## Ground Floor

Main area: approx. 66.2 sq. metres (712.9 sq. feet)

Plus garages, approx. 15.6 sq. metres (167.7 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.

**Current EPC Rating:** D (59)

**Council Tax:** Band C £2,048.42  
(Arun District Council / Aldwick 2025 - 2026)