





19 Shorecroft, Aldwick

An extended bungalow situated in a private marine estate and offered with no onward chain.



- ▶ **Extended Single Storey Residence**
- ▶ **Dual Aspect Sitting/Dining Room**
- ▶ **Office and Pitched Roof Conservatory**
- ▶ **Principal En-Suite Bathroom with WC**
- ▶ **Double Garage with Block Paved Driveway**
- ▶ **Private Marine Estate**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Three Double Bedrooms and Shower Room with WC**
- ▶ **Westerly Facing Rear Garden with Summerhouse**
- ▶ **No Onward Chain**

The property boasts well-maintained outside space, perfect for those who appreciate spending time in the fresh air. The west-facing rear garden is a true gem, capturing the afternoon sun and providing the perfect spot for relaxation and entertaining guests, the garden offers a serene and private setting. The highlight of the outside space is the summerhouse, which provides an idyllic retreat for enjoying a cup of tea or indulging in hobbies. It offers a versatile space that can be used as a home office, art studio, or simply as a peaceful oasis to unwind in. The spacious double garage and block paved driveway provide ample parking options, ensuring convenience and ease for homeowners and their guests.

Situated in a private marine estate, this property enjoys close proximity to the sea, allowing residents to easily access the beach and indulge in a coastal lifestyle. Whether it's a leisurely stroll along the shore or engaging in water sports activities, the sea is just a stone's throw away. This three bedroom bungalow offers an extended single-storey residence, allowing for spacious and comfortable living. The dual aspect sitting and dining room is flooded with natural light, creating a bright and welcoming atmosphere. The kitchen/breakfast room is perfect for culinary enthusiasts.

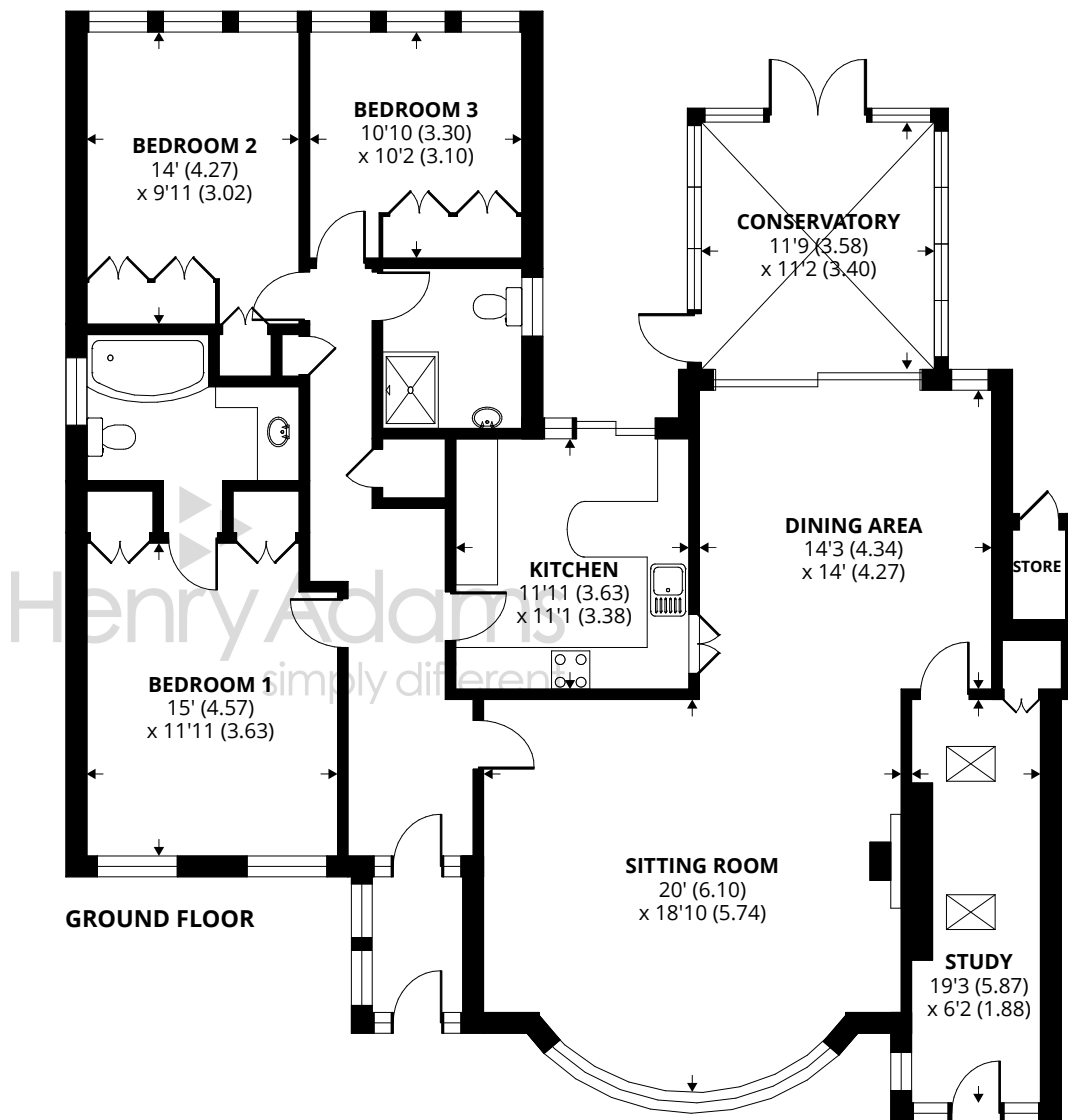
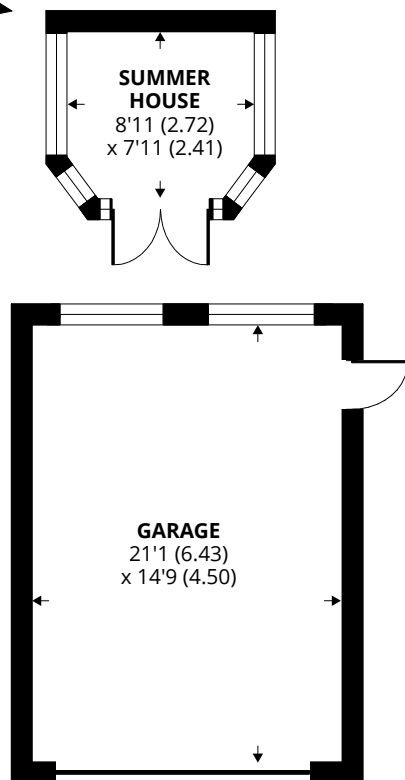
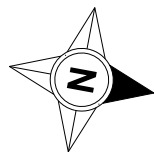
Council Tax Band: G

Private Estate Charge: We understand the private estate charge for 2024 is £522.97.









Approximate Area = 1782 sq ft / 165.5 sq m
Garage = 311 sq ft / 28.8 sq m
Summer House = 69 sq ft / 6.4 sq m
Total = 2162 sq ft / 200.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Additional features include an office and a pitched roof conservatory, providing flexible spaces for working from home or enjoying the surrounding views. The three double bedrooms offer plenty of room for relaxation and rest, while the shower room with WC and the principal en-suite bathroom provide convenience and luxury. This property is the perfect choice for those seeking a peaceful and private lifestyle in a sought-after location. With its outside space, convenient features, and proximity to the sea, this bungalow offers an opportunity to create a tranquil and comfortable home. Don't miss the chance to make this your own.

Location

This detached bungalow is located in a tucked away cul-de-sac of the Aldwick Place Private Marine Estate. The Aldwick beach with private gated access is a very short walk from the property. Rose Green village with its shopping facilities, doctors surgery and library are approximately one mile to the west. Bognor Regis town centre with its precinct shopping facilities, mainline railway station with services to London Victoria and the South Coast is approximately two miles to the east. 24/04/2024 - What3words: soccers.humans.digs



