



2 Singleton Close

Aldwick | Bognor Regis | West Sussex | PO21 4JY

Guide Price £470,000

Freehold

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TO525 - 09/25

Features

- **Detached Single Storey Residence**
- **Cul-de-Sac Setting Abutting Aldwick Bay Estate**
- **2 Double Bedrooms & 2 Bathrooms**
- **Modern Kitchen/Breakfast Room & Separate Utility Room**
- **Generous Through Living Room with Adjoining Sitting Room**
- **Solar Panels with Battery Storage**
- **Double Glazing & GFCH (Radiators)**
- **On-Site Parking & Integral Store (Former Garage)**
- **Delightful Fully Enclosed Rear Garden**
- **1,176.3 Sq Ft / 109.3 Sq M**

Occupying a cul-de-sac position within a favoured residential setting abutting the prestigious Aldwick Bay Estate, this detached single store residence has been greatly improved throughout the years to create accommodation comprising outer porch, hallway, kitchen/breakfast room, separate utility room, through living room, rear sitting room, principal double bedroom with generous en-suite bath/shower room and guest double second bedroom with adjacent second bathroom.

The property also offers double glazing, a gas heating system via radiators and combination boiler and solar panels with battery storage.

A double glazed outer front door leads into the porch with tiled flooring and courtesy light. An inner part glazed door leads through into the welcoming 'L' shaped entrance hall with exposed woodblock flooring, two radiators and an access hatch to the loft space. Glazed double casement doors lead into the living room with further panel doors leading to the kitchen/breakfast room, bathroom, two double bedrooms, utility room and integral store/garage.

The kitchen has a double glazed window and door to the rear providing access into the rear garden, along with a range of fitted units, light grain wood effect work-surfaces, an inset single drainer sink unit with mixer tap, hood over space for a gas cooker, integrated dishwasher, space for a free-standing fridge/freezer, skirting heater and cupboard concealing the Baxi gas combination boiler

The living room is a generous through room with large double glazed window to the front, fitted carpet, two radiators and feature tiled fireplace. The living room flows through to a delightful pitched roof sitting room at the rear (former conservatory) with double glazed windows to both sides and the rear, along with French doors to the side providing access into the rear garden, two radiators, fitted carpet, an insulated and plastered ceiling with down lighting with light weight modern tiled roof.

The utility room has a natural light double glazed skylight to the rear, floor to ceiling fitted linen cupboard, fitted work surface with inset single drainer sink unit with mixer tap with base units under, space and plumbing for a washing machine, radiator and triple floor to ceiling cloaks storage.





Bedroom 1 is positioned at the rear of the property with a large double glazed window enjoying a pleasant outlook into the rear garden, radiator, fitted carpet and built-in double wardrobe. A panel door leads to the adjoining generous en-suite bath/shower room, which boasts a white suite of oversize glazed shower enclosure with dual shower, panel bath with mixer tap, wash basin with storage under, close coupled wc, tiled splash backs and flooring, ladder style heated towel rail and an extractor.

Bedroom 2 is also a good size double room, which has a double glazed window to the front, radiator and fitted carpet. Adjacent to Bedroom 2 is a second bathroom with panel bath with shower over and fitted shower screen, close coupled wc, heated towel rail and double glazed window to the front.

Externally, there is a paved driveway providing on-site parking at the front with an open plan lawn with mature established shrubs and bushes and a pathway leading across the front of the property to a gate at the side, which in-turn leads around to the delightful fully enclosed landscaped rear garden, with generous paved sun terrace with dwarf wall border, raised shaped lawn, established well stocked beds and borders, an external water tap and a central Summer House/Cabin which lends itself to a variety of uses.

The former garage/store has an electrically operated vertical roller door at the front, wall mounted gas and electric meters, wall mounted modern electric consumer unit, solar controls, power and light, along with an additional access hatch to the loft space and door to the hallway.

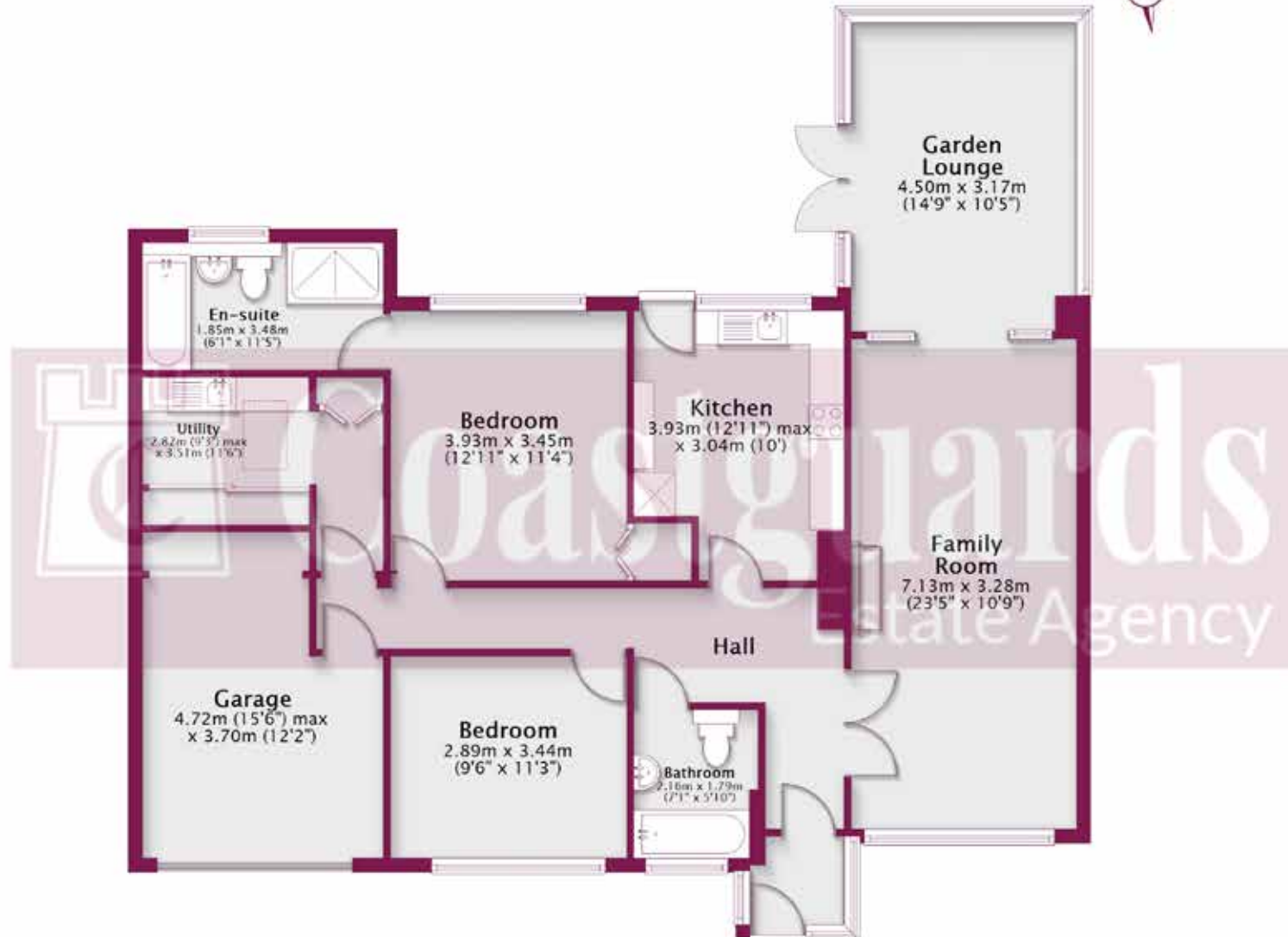
Current EPC Rating: B (85) Council Tax: Band D £2,304.48 p.a. (Arun District Council / Aldwick 2025 - 2026)





Ground Floor

Main area: approx. 109.3 sq. metres (1176.3 sq. feet)
Plus garages, approx. 15.4 sq. metres (165.9 sq. feet)



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