



4 Cherry Close | Aldwick | Bognor Regis | West Sussex | PO21 3BA

Guide Price £475,000 | Freehold

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JUST BUNGALOWS

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- **Extended Detached Bungalow**
- **Cul-De-Sac Position Close To Bus Routes**
- **3 Bedrooms & Extended Kitchen/Family Room**
- **Double Glazing & Gas Heating (Radiators)**
- **Driveway & Detached Pitched Roof Garage/Workshop**
- **NO ONWARD CHAIN**
- **987 Sq Ft / 91.8 Sq M (plus garage/workshop)**

Positioned in a small cul-de-sac setting of just eleven detached properties, with a bus route within a few hundred metres level wall, this delightful extended detached bungalow is offered For Sale with No Onward Chain.

The accommodation comprises: entrance hall, sitting room, open plan modern fitted kitchen/family room, three bedrooms and modern shower room. The property also offers double glazing, a gas heating system via radiators, well tended and well stocked, established gardens (southerly rear), on-site parking and an oversize detached pitched roof garage with workshop area.

A storm porch protects the recessed double glazed front door with flank natural light panelling which opens into a central entrance hall with built-in double fronted cloaks storage cupboard and adjacent part shelved built-in cupboard housing the meters and electric consumer unit, built-in airing cupboard housing the lagged hot water cylinder and an access hatch to the loft space, which houses the gas boiler. From the hallway, doors lead to the kitchen, three bedrooms and shower room, while a further door with flank natural light obscure glazing leads into the sitting room, which is positioned at the front of the property and has a window to the front and feature stone fireplace with recessed fire.

Double bi-fold doors lead to the rear from the sitting room into the impressive adjoining kitchen/family room which boasts a comprehensive range of modern fitted units and work surfaces incorporating a large breakfast bar, inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 5 burner gas hob with hood over, eye level microwave with oven under, concealed integrated fridge/freezer, washing machine and slimline dishwasher, pull out larder rack, along with tiled flooring with underfloor heating which flows into the family/dining area with feature vaulted ceiling with twin skylights, double glazed window to the side and bespoke tri-fold doors to the rear with electrically operated blinds, providing access into the rear garden.

Bedroom 1 has a double glazed window to the front and fitted wardrobes. Bedroom 2 has a double glazed window to the side, while bedroom 3, which lends itself to a multitude of uses, has sliding patio doors to the rear providing access into the rear garden. In addition, there is a modern updated shower room with oversize shower enclosure with fitted dual shower unit, a wash basin inset into surround with storage under, adjacent enclosed cistern wc, tiled walls and flooring with under floor heating, ladder style heated towel rail and an obscure window to the rear.

Externally, the property offers an established frontage with lawn, beds, trees and shrubs. A block paved driveway provides on-site parking and leads along the side of the property to the detached pitched roof garage/workshop with electrically operated vertical door, power, light and window and double glazed door in the workshop area providing access into the rear garden. The secluded southerly rear garden is of a manageable size with lawn, terrace and mature established beds and borders.



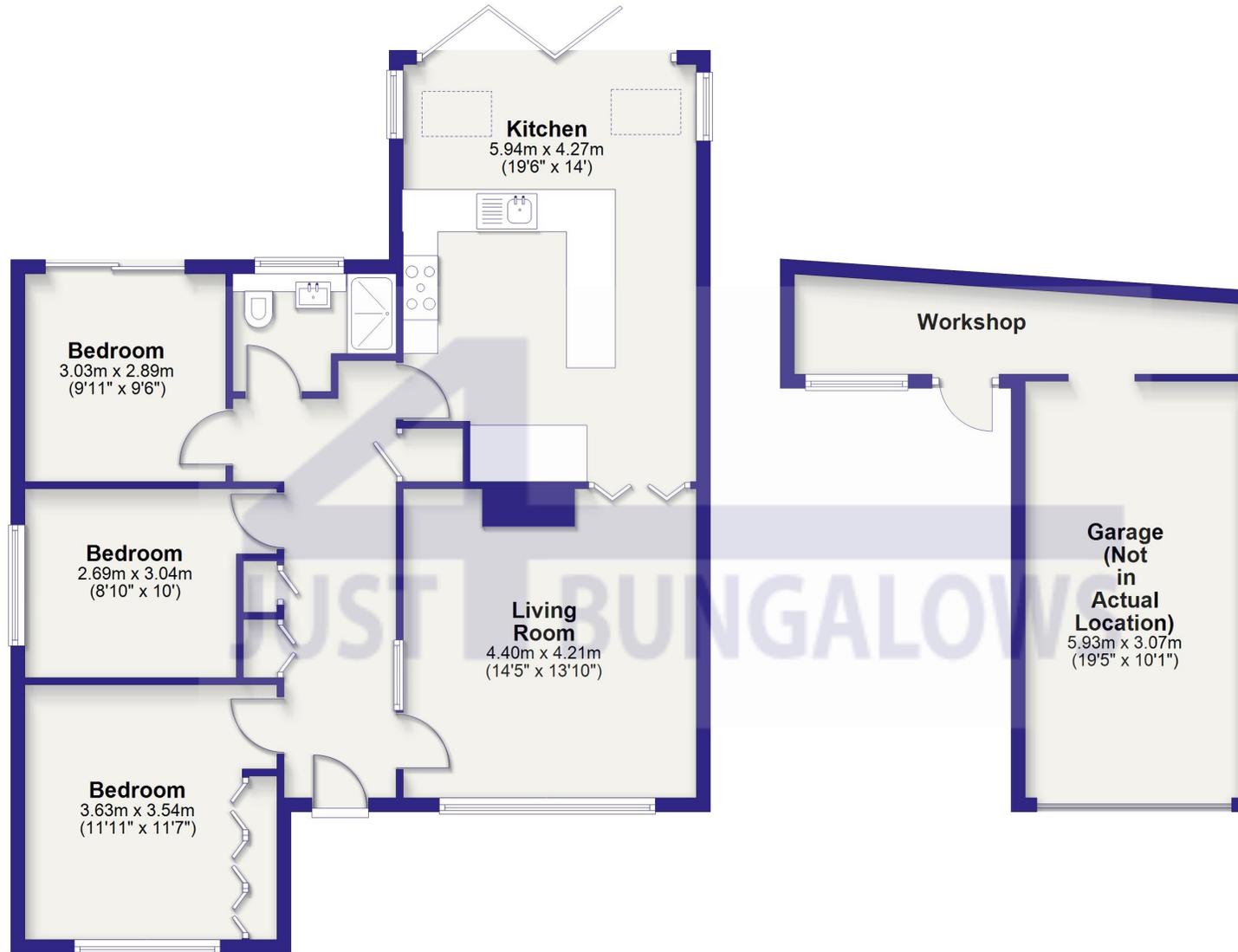


83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

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Ground Floor

Main area: approx. 91.8 sq. metres (987.7 sq. feet)
Plus garages, approx. 26.3 sq. metres (282.8 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 (62)

Council Tax: Band E £2,816.58 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.