



2 Lucerne Court

Aldwick | Bognor Regis | West Sussex | PO21 4XL

Guide Price £725,000
Freehold

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SH725 - 10/26

Features

- **Superbly Appointed Extended Detached Family Home**
- **Requested Location Close To Beach**
- **4 Bedrooms (Principal with En-Suite Bathroom & Dressing Room)**
- **Kitchen/Breakfast Room with Integrated Appliances**
- **Living Room, Separate Dining Room & Study**
- **Double Glazing & Gas Heating (Radiators)**
- **Impeccably Well Presented Throughout**
- **Driveway, Garage & Delightful Garden**
- **1,927.7 Sq Ft / 179.1 Sq M (plus garage)**

Occupying a cul-de-sac position within a highly sought after residential location, a few hundred metres level walk to the beach, this detached family home has been tastefully and sympathetically improved and extended during the current occupants lengthy ownership.

The impressive and impeccably well presented accommodation comprises: a welcoming reception hall, ground floor cloakroom/wc, rear aspect living room, separate dining room, generous kitchen/breakfast room with integrated appliances, study, first floor landing, principal bedroom suite with dressing room and en-suite bathroom, three additional double bedrooms and a generous family bath/shower room. The property also offers double glazing, a gas heating system via radiators, double width driveway, garage and beautifully tended established rear garden.

A covered storm porch with courtesy light protects the front door, which opens into a generous bright and airy reception hall, which has a window to the front, carpeted easy-rise staircase to the first floor with handrail/balustrade, deep walk-in under-stair storage cupboard with light, housing the meters and wall mounted electric consumer unit and a further deep, walk-in, cloaks storage cupboard with light.

Glazed casement doors lead from the hallway to the main living room and separate dining room, while further doors lead to the study and ground floor cloakroom, which boasts a modern wash basin with storage under, close coupled wc, heated towel rail, tiled walls and window to the front.

The main living room is a bright and airy generous room with feature 'Portuguese Limestone' fireplace with pebble effect gas fire, along with a window and large sliding patio doors to the rear, providing access into the rear garden. Adjacent to the living room is the generous separate dining room, which also has large sliding patio doors to the rear providing access into the rear garden. A door from the dining room leads into the adjoining kitchen/breakfast room, which boasts a comprehensive range of matching units with 'Corian' work surfaces incorporating a 1 1/2 bowl single drainer sink unit with mixer tap, filter water tap, integrated induction hob with concealed hood over, eye level twin oven/microwave/grill, integrated dishwasher and washing machine, integrated larder fridge and freezer, refuse drawer, modern vertical radiator, 'Amtico' flooring, window to the rear and door to the side.

The versatile study has a window to the front, along with extensive display shelving and bookshelves.





The first floor boasts an impressive landing with natural light window to the front over the staircase, a built in airing cupboard housing the lagged hot water cylinder, two additional built-in shelved storage cupboards and an access hatch to the majority boarded loft space with fitted ladder and light. Doors from the landing lead to the four bedrooms and the family bath/shower room.

The principal bedroom suite provides a generous double bedroom with window to the rear and an archway leading through to an adjoining dressing room, with window to the front with fitted bench seat, wardrobes and drawer units and a door leading to the adjacent en-suite bathroom, which has a white suite of bath with power shower over, oval wash basin inset into surround with storage under, an enclosed cistern wc, wall mounted storage units with mirror with down light over, heated towel rail, tiled walls and flooring and window to the rear.

Bedrooms 2 & 3 are both good size double rooms, both with windows to the front, while Bedroom 4 ,in turn is also a good size room, positioned at the rear, with a window overlooking the rear garden.

In addition, there is a generous family bathroom with suite comprising glazed corner shower enclosure with fitted power shower, panel bath, wash basin with storage under and enclosed cistern wc, heated towel rail, tiled walls and flooring and window to the rear.

Externally, there is an open plan frontage laid to lawn, with well stocked established border and a double width block paved driveway providing on-site parking in front of the garage, which has an electrically operated vertical sectional door at the front, power, light, wall mounted Worcester gas boiler and personal door to the side. A gate at the side of the property leads to a pathway to the rear garden which boasts a generous Indian Sandstone sun terrace leading to a main area of lawn, with shaped pathway to the rear with established well stocked borders, leading to a further entertaining terrace at the rear, along with a good size timber storage shed and strategically placed shrubs and trees, which provide screening from neighbouring properties.



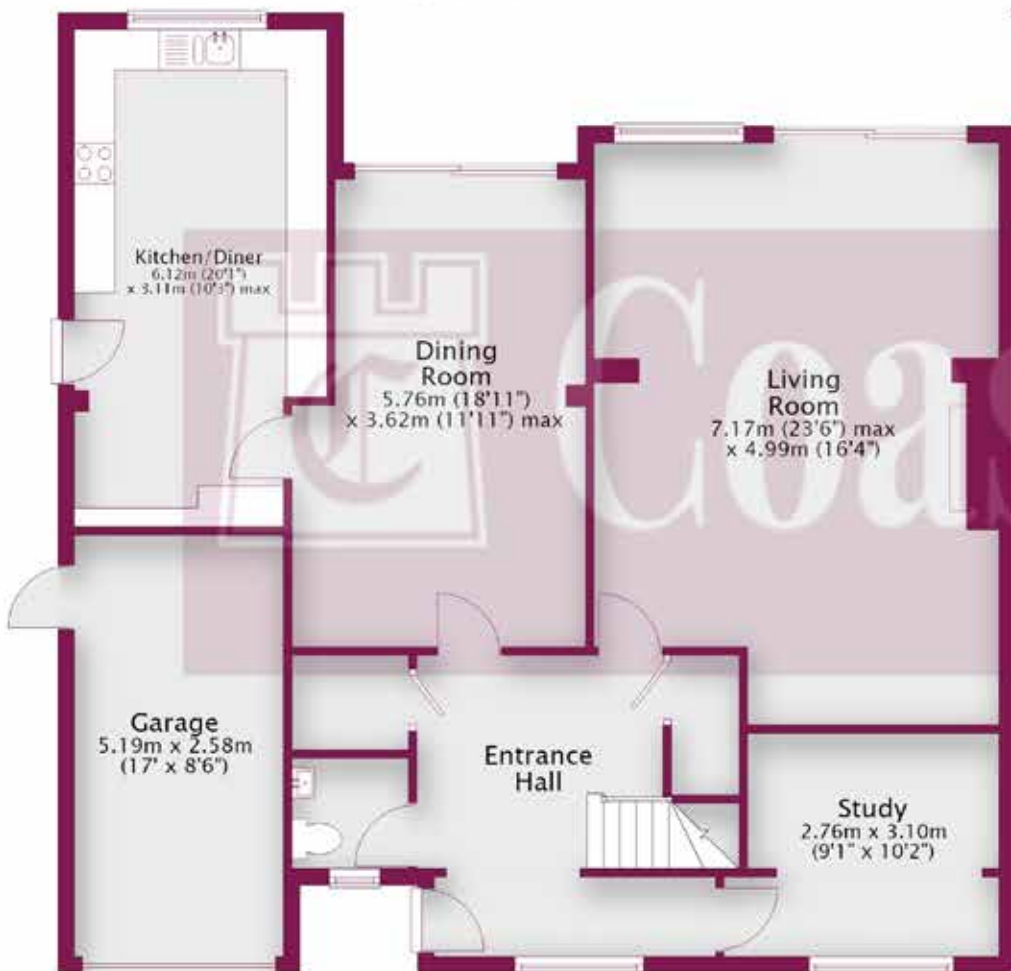
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Ground Floor

Main area: approx. 100.5 sq. metres (1081.4 sq. feet)

Plus garages: approx. 13.4 sq. metres (144.1 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.3 sq. feet)



Main area: Approx. 179.1 sq. metres (1927.7 sq. feet)

Plus garages: approx. 13.4 sq. metres (144.1 sq. feet)

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