



4 Ludlow Close

Aldwick | Bognor Regis | West Sussex | PO21 4PJ

Price £385,000

Freehold

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Features

- Well Presented End Terrace House
- Non-Through Road Position Within Sought After Location
- 3 Bedrooms, Open Plan Through Living/Dining Room
- Refitted Kitchen, Shower Room & Cloakroom (2 wcs in total)
- Double Glazing & Gas Heating (Radiators)
- Established Fully Enclosed Garden & Garage En Bloc
- No Onward Chain
- 976.6 Sq Ft / 90.7 Sq M (Plus Garage)

Occupying a tucked away, non through road position, within a favoured residential location close to bus routes and the beach, this two storey end of terrace house is offered for sale with no onward chain. The well presented bright and airy accommodation comprises: entrance hall, ground floor cloakroom/wc, refitted kitchen, open plan through living/dining room, first floor landing, three good size bedrooms and a shower room.

The property also offers double glazing, a gas heating system via radiators, an established well stocked fully enclosed rear garden and a garage en bloc.

A storm porch protects the front door which has a natural light double glazed panel over and opens into the entrance hall with newly fitted carpet and staircase with handrail/balustrade to the first floor. Doors lead from the hallway to the kitchen, living room and ground floor cloakroom which has a white close coupled wc, wall mounted wash basin with tiled splash-back and window to the front.

The kitchen is positioned at the rear of the property and comprises a range of modern soft close white base, drawer and wall mounted units, fitted roll edge work surfaces, inset stainless steel 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, space and plumbing for a washing machine and space for a gas cooker with hood over, cupboard housing the wall mounted gas boiler, built-in large under-stair cupboard housing the modern electric consumer unit and electric meter, along with a double glazed window and door to the rear, providing access into the rear garden.

The living/dining room is an open plan through room with feature bay window to the front with deep sill, marble fireplace with electric fire, newly fitted carpet and French doors to the rear garden.

The first floor landing is a good size and has newly fitted carpet, an access hatch to the loft space, built-in airing cupboard housing the lagged hot water cylinder and doors to the three bedrooms and shower room.

Bedroom 1 is a generous double room with window to the front, newly fitted carpet and built-in double wardrobe. Bedroom 2 is also a good size double room and has a window to the rear and built-in double wardrobe. Bedroom 3 is a good size single room with window to the front, newly fitted carpet and over stair bulkhead built-in double storage cupboard.

FR385 - 05/26



The shower room boasts an over size glazed shower enclosure with fitted shower, close coupled wc, wall mounted wash basin, tiled walls, ladder style heated towel rail and window to the rear.

Externally, there is an open plan lawned frontage with an array of established plants and shrubs. A pathway leads to the front door.

The enclosed well stocked established rear garden has a paved terrace, feature pergola, lawn, external water tap and gate to the side, which leads to a pathway to the front which houses a small timber storage shed.

There is also a garage en-bloc positioned opposite the property with an up and over door to the front.

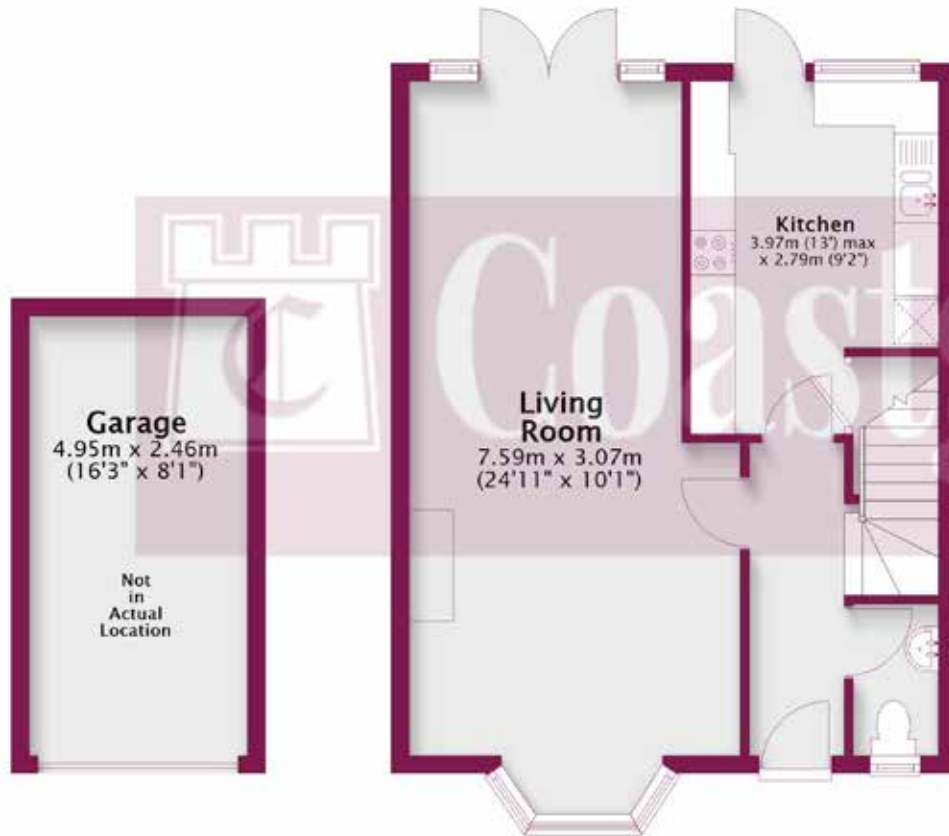
Current EPC Rating: C (72)

Council Tax: Band D £2,418.38 (Arun District Coucil / Aldwick 2026 - 2027)



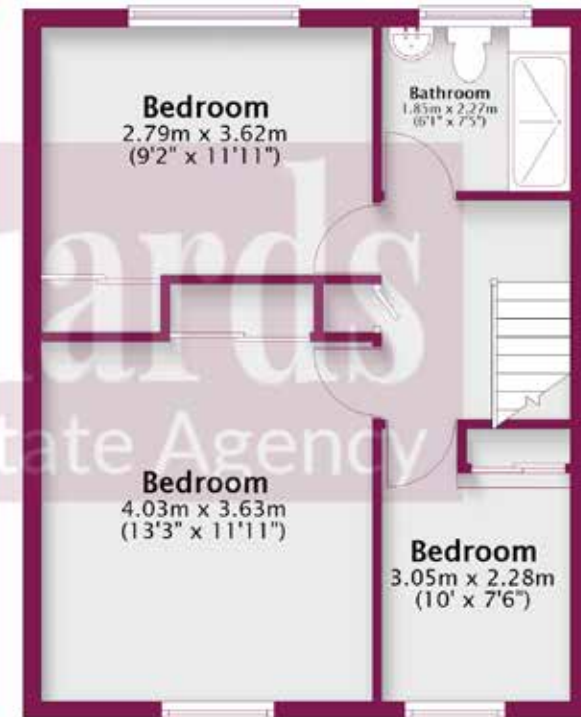
Ground Floor

Main area: approx. 45.3 sq. metres (488.1 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.1 sq. feet)
(excluding unnamed room)



First Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



Main area: Approx. 90.7 sq. metres (976.6 sq. feet)

Plus garages, approx. 12.2 sq. metres (131.1 sq. feet)

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.

Plan produced using PlanUp.

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