



6 Southwark Walk | Aldwick | Bognor Regis | West Sussex | PO21 3RR

**£270,000** Price | Freehold

**4**  
**JUST BUNGALOWS**

## 6 Southwark Walk, Aldwick, Bognor Regis, West Sussex, PO21 3RR

- 2 Bedroom Semi-Detached Bungalow
- Cul-de-sac Position in Popular Residential Location
- Double Glazing & Warm Air Heating
- Generous Rear Aspect Living Room
- Southerly Rear Garden
- Driveway & Garage
- NO ONWARD CHAIN
- 638.7 Sq Ft / 59.3 Sq M (Plus Garage)

Offered For Sale with No Onward Chain, this delightful semi-detached bungalow has been incredibly well cared for throughout the years and occupies a cul-de-sac position within a popular residential location.

The light and airy accommodation in brief comprises porch, central hallway, rear aspect generous living room, kitchen, two bedrooms and bathroom.

In addition, the property offers double glazing, a gas warm air heating system, driveway, garage and fully enclosed southerly rear garden.

A u.P.V.C front door leads into a porch with an obscure double glazed window to the front and an internal double glazed front door leading into the central hallway which has a built-in airing cupboard housing the hot water cylinder, additional fitted storage cupboard, warm air heating vent and access hatch to the loft space with fitted ladder.

Doors from the hallway lead to the living room, kitchen, two bedrooms and bathroom.

The kitchen is positioned at the rear of the property with a double glazed window enjoying the pleasant outlook into the southerly rear garden, along with a double glazed door to the side leading out to the driveway and a range of fitted units and work surfaces, an inset 2 1/2 bowl sink unit, space and plumbing for a washing machine and space for an under-counter fridge and electric cooker, a cupboard concealing the modern wall mounted electric consumer unit, tiled walls and Johnson & Starley warm air boiler.

The living room is of a good size with warm air heating vents and large double glazed patio doors which provide access into the southerly rear garden with an electrically operated awning/sun canopy over.

Bedroom 1 has a double glazed window to the front, warm air vent and floor to ceiling sliding wardrobes to one wall. Bedroom 2 has a double glazed window to the front and warm air heating vent.

The bathroom has an original coloured suite of bath with mixer tap/shower attachment, pedestal wash basin, low level wc, tiled walls, warm air heating vent and an obscure double glazed window to the side.

Externally, there is an open plan frontage, laid to lawn with established plants and shrubs. A driveway provides on-site parking for 2 - 3 cars in front of the garage, which has an up and over door at the front. A gate between the garage and the property leads into the fully enclosed southerly rear garden which has a paved patio, lawn with established well stocked beds and borders, mature fruit trees and a greenhouse.





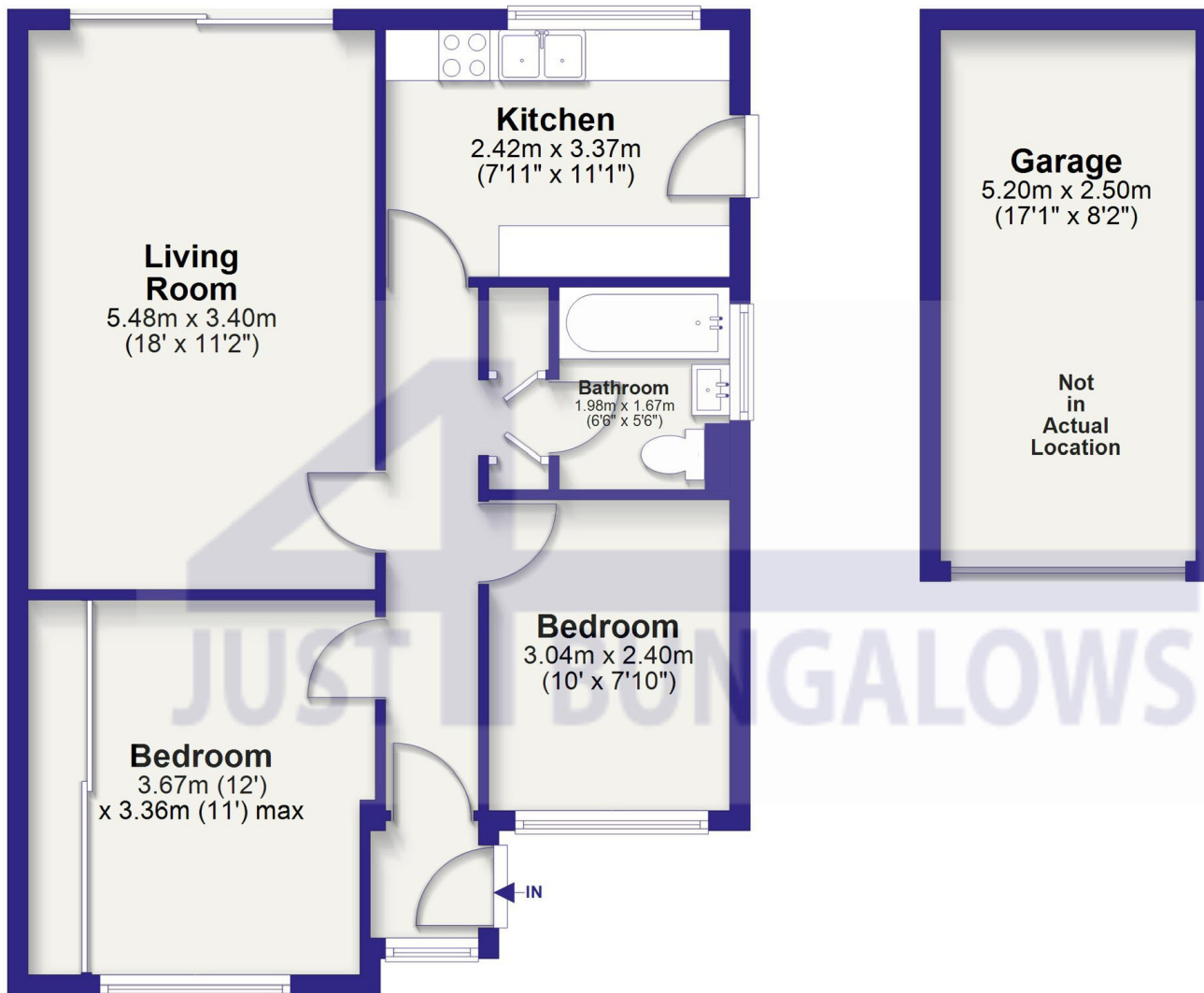
**Current EPC Rating:** D (67) **Council Tax:** Band C £2048.42 p.a (Arun District Council/Aldwick 2025 -2026)

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## Ground Floor

Main area: approx. 59.3 sq. metres (638.7 sq. feet)  
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



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