



18 Leecroft | Aldwick | Bognor Regis | West Sussex | PO21 3SY

**Price £569,950** | Freehold

**4**  
**JUST BUNGALOWS**

# 18 Leecroft

Aldwick | Bognor Regis | West Sussex | PO21 3SY

WH350 - 04/26

- **Detached 3 Bedroom Bungalow**
- **Enviably Position Backing Onto Woodland**
- **Cul-De-Sac Setting Close To Duckpond**
- **Principal Bedroom with En-Suite Shower Room**
- **Double Glazing & Gas Heating System (Radiators)**
- **Well Tended Established Garden**
- **1,037.7 Sq Ft / 96.4 Sq M (plus garage)**

Tucked at the far end of a cul-de-sac, abutting woodland at the rear, in a favoured residential setting close to bus routes and the Aldwick duckpond, this incredibly well presented detached single storey residence has been greatly improved by the current owner occupier and is offered for sale in a ready to move into condition. The well proportioned accommodation comprises entrance hall, L-shaped living/dining room, refitted kitchen, double glazed conservatory/sun room at the rear, principal bedroom with en-suite shower room, two further bedrooms and bathroom. The property also offers double glazing, a gas heating system via radiators and modern boiler, a driveway providing on-site parking, a garage and a delightful larger than average fully enclosed rear garden.

A storm porch with courtesy light protects the recessed double glazed front door with flank natural light panelling, which opens into a welcoming L-shaped entrance hall with built-in cloaks storage cupboard with adjacent built-in linen cupboard and additional built-in storage cupboard, along with an access hatch to the loft space. Replacement doors lead from the hallway to the three bedrooms and bathroom, while a glazed door leads into the living/dining room. The living/dining room is a generous L shaped room with a window to the front, feature fireplace with gas fire, glazed door to the kitchen and sliding doors to the rear into the conservatory/sun room, which provides access into the rear garden via French doors.

The kitchen has been tastefully refitted and boasts a comprehensive range of units complemented by wood effect work surfaces, single drainer sink unit with mixer tap, cooker with concealed hood over, space and plumbing for a washing machine, space for a free standing fridge/freezer, along with a window to the rear and double glazed door to the side.

Bedroom 1 is positioned at the rear of the property and has a window to the rear, three built-in double wardrobes and a door to the adjoining en-suite shower room, which boasts a tiled shower enclosure with fitted shower, close coupled wc, pedestal wash basin, tiled splash-backs, heated towel rail and window to the rear. Bedrooms 2 and 3 both have windows to the front and two sets of built-in double wardrobes. The main bathroom has a window to the rear and a white suite of bath with mixer tap/shower attachment, close coupled wc, wash basin with storage unit under, heated towel rail and tiled splash-backs.

Externally, the property provides an open plan frontage laid to lawn with established well stocked beds and pathway to the front door. The frontage wraps around the side of the property where there is a gate into the rear garden. The driveway provides on-site parking and runs along the side of the property to the garage, where there is an additional gate into the rear garden. The garage has an up and over door at the front, personal door to the side into the rear garden, along with power and light. The fully enclosed rear garden is a real feature of this delightful home being predominantly lawn with well stocked borders and an array of shrubs, fruit trees, paved terrace, two greenhouses, vegetable patches and timber storage shed.





**Current EPC Rating:** C (71)

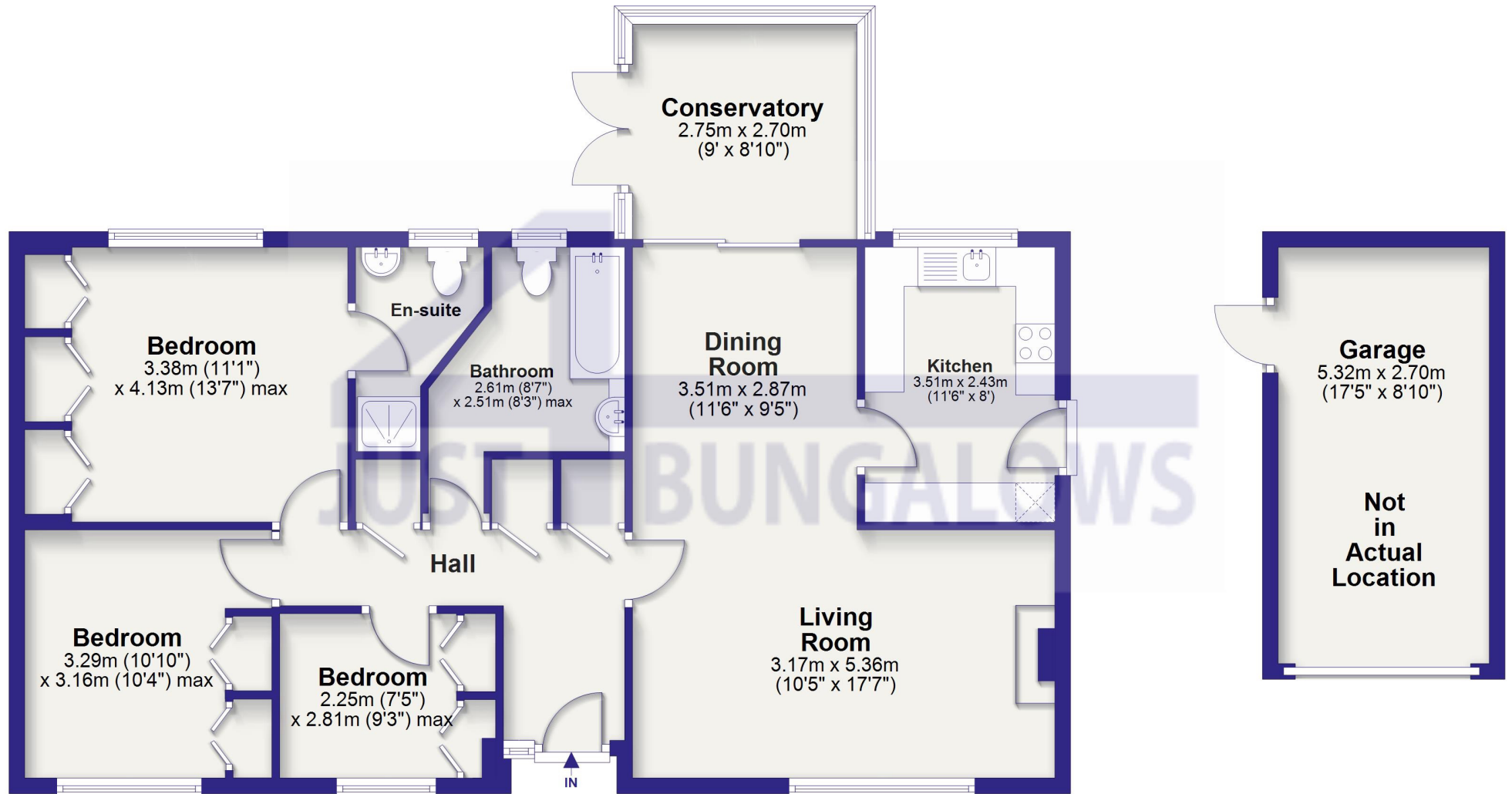
**Council Tax:** Band E £2,955.80 p.a (Arun District Council / Aldwick 2026 - 2027)

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## Ground Floor

Main area: approx. 96.4 sq. metres (1037.7 sq. feet)  
Plus garages, approx. 14.4 sq. metres (154.6 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.

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.