



5 Aldbourne Drive

Aldwick | Bognor Regis | West Sussex | PO21 4NE

Price £695,000
Freehold

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BA695 - 03/26

Features

- **Superbly Appointed Detached Residence**
- **Favoured Grange Park Residential Development**
- **4 Bedrooms (Principal with En-suite Shower Room)**
- **Re-fitted Kitchen, Cloakroom & Bath/Shower Room**
- **Parking For 4 Cars & Double Garage**
- **Generous Fully Enclosed Rear Garden**
- **1,690.9Sq Ft / 157.1 Sq M (plus garage and stores)**

Situated within the highly sought after 'Grange Park' residential development, constructed by Messrs Gleeson Homes in the mid-to-late 1980's, this detached two storey residence has been tastefully and sympathetically improved by the current owner occupier and is offered for sale in excellent decorative order throughout. The bright and airy accommodation comprises: entrance lobby, hallway, ground floor cloakroom/wc, re-fitted kitchen, open plan generous L shaped living/dining room, conservatory at the rear, first floor landing, principal bedroom with re-fitted en-suite shower room, three further bedrooms and updated bath/shower room. The property also offers double glazing, a gas heating system via radiators and updated boiler, on-site parking for several cars, a detached double garage and generous fully enclosed rear garden.

The front door leads into a welcoming entrance lobby with built-in double fronted cloaks cupboard. An inner glazed door with natural light glazed surround leads through into the central entrance hall, which boasts a feature easy-rise staircase to the first floor with natural light window over the half landing to the front and a useful walk-in under-stair storage cupboard with light. Replacement panel doors lead from the hallway to the living room, dining room, kitchen and ground floor cloakroom, which has a close coupled wc, wash basin with storage under and window to the side.

The kitchen has been tastefully re-fitted with a comprehensive range of base, drawer and wall mounted units complemented with work surfaces incorporating two breakfast bars, 1 1/2 bowl single drainer sink unit with mixer tap, 'Range' style cooker with hood over, integrated dishwasher, window and door to the rear, along with further matching units and work surfaces in the former utility room, where there is space for a free-standing fridge/freezer, second sink unit, space and plumbing for a washing machine, wall mounted modern gas boiler and a window to the side.

The living room is a bright and airy through room with feature bay window to the front, Adams style fireplace with marble insert and hearth, housing a modern gas log effect fire, along with French doors to the rear with matching flank panelling which lead through into the adjoining pitched roof double glazed conservatory, which provides access into the rear garden via French doors to the side. The living room is open plan to the dining room, which has a large window to the rear enjoying the pleasant outlook into the rear garden, along with a door back to the hallway.

The first floor landing has a hatch to the loft space, built-in double fronted airing cupboard housing the lagged hot water cylinder and additional useful built-in storage cupboard. Replacement panel doors lead to the four bedrooms and family bath/shower room.





Bedroom 1 is positioned at the rear of the property with a window to the rear and built-in mirror fronted wardrobes. A door leads into the adjoining re-fitted en-suite shower room, which boasts a white suite of shaped wash basin inset into surround with storage under and adjacent enclosed cistern wc, along with an oversize shower enclosure with dual shower unit and glazed shower screen, tiled walls, heated towel rail and window to the front.

Bedrooms 2 and 3 are both good size double rooms, both with built-in double wardrobes with bedroom 2 enjoying a pleasant outlook over the rear garden and bedroom 3 with a window to the front.

Bedroom 4, which is currently utilised as a home office, again is a good size room with a window to the rear.

In addition, there is a recently refurbished family bath/shower room housing a white suite of bath, glazed corner shower enclosure with dual shower, wash basin with storage under and adjacent enclosed cistern wc, heated towel rail, tiled walls and a window to the front.

Externally, the property boasts an open plan frontage, laid to lawn with a double width driveway providing on-site parking in front of the detached double garage, which has an electrically operated door at the front, power, light and personal door to the side. A gate leads to a pathway between the garage and the property, in-turn leading through to the generous, fully enclosed rear garden, which boasts an expanse of lawn, paved patio terrace immediately behind the property, green house, summer house, store and borders with established shrubs.



Current EPC Rating: D (61)

Council Tax: Band F £3,493.21 p.a. (Arun District Council / Aldwick 2026 - 2027)

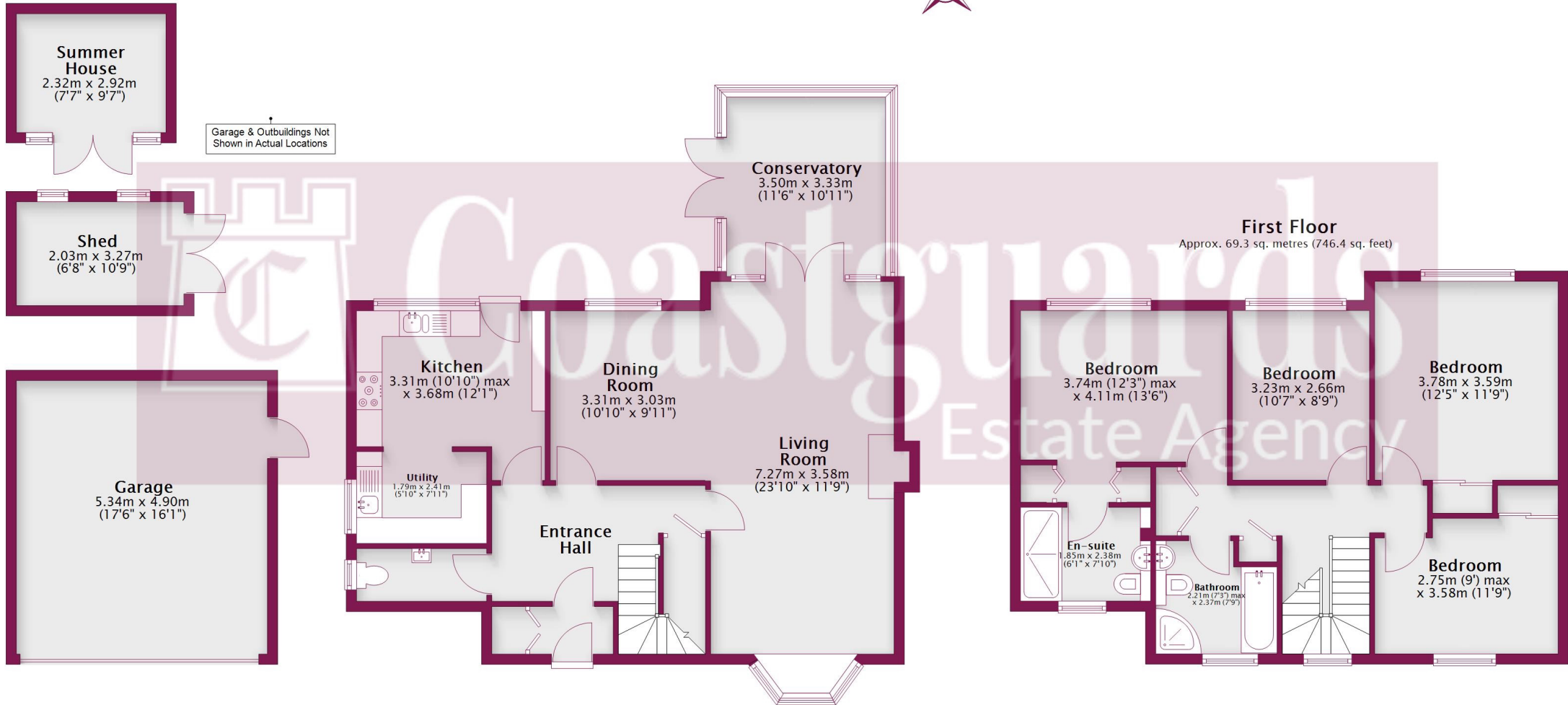


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Ground Floor

Main area: approx. 87.7 sq. metres (944.5 sq. feet)
Plus garages, approx. 26.2 sq. metres (281.6 sq. feet)
Plus outbuildings, approx. 6.8 sq. metres (72.9 sq. feet)



Main area: Approx. 157.1 sq. metres (1690.9 sq. feet)

Plus garages, approx. 26.2 sq. metres (281.6 sq. feet)
Plus outbuildings, approx. 6.8 sq. metres (72.9 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.



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