



15 Lodge Court

Aldwick | Bognor Regis | West Sussex | PO21 4XP

Price £550,000
Freehold

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Features

- Detached Two Storey Family House
- 4 Bedrooms & Open Plan Living Space
- Cul-de-Sac Position Close To Beach
- On-Site Parking & Double Garage
- Landscaped Southerly Rear Garden
- NO ONWARD CHAIN
- 1,481.7 Sq Ft / 137.7 Sq M (plus garage)

Tucked at the far end of a cul-de-sac, in a sought after residential location, close to the beach and nearby amenities in Aldwick Street, this detached two storey family home is offered for sale with no onward chain.

The accommodation in brief comprises: entrance lobby leading into an open plan hall way, ground floor cloakroom/wc, kitchen with adjoining breakfast room, open plan rear aspect well proportioned living/dining room, first floor landing, four good size bedrooms and a generous first floor bath/shower room.

The property also offers double glazing, a gas heating system via radiators, on-site parking, double garage and landscaped southerly rear garden with feature pond.

A double glazed front door with natural light double glazed flank panel, opens into an open plan lobby area with double glazed door to the side providing access into the integral double garage which houses the meters and modern wall mounted electric consumer unit, along with a vertical sectional electrically operated double width door to the front. An open plan walkway leads from the lobby into the hallway with electric wall mounted heater and built-in cloaks storage cupboard.

Panel doors lead from the hallway to the living room, dining area and ground floor cloakroom, which has a white suite of close coupled wc, wash basin with storage under, ladder style heated towel rail, tiled splash-back, tiled flooring and high level window to the side.

The breakfast area has a window to the front and archway leading through to the adjoining kitchen which boasts a comprehensive range of matching base, drawer and wall mounted units, fitted roll edge work surfaces, an inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 ring electric hob with hood over, integrated oven with space for a microwave over, concealed integrated dishwasher and an under-counter refrigerator, along with cupboard housing the modern wall mounted gas boiler, tiled flooring, tiled splash-backs, a window to the rear enjoying the outlook into the southerly rear garden and a double glazed door to the side.

A panel door from the kitchen leads into the open plan well proportioned living/dining room, which has double glazed French doors with flank panelling to the rear, a high level natural light window to the side and fitted bi-fold doors to the rear, along with a stone fire surround with open fire and open plan easy rise staircase to the first floor, with natural light high level window to the side over the half landing and useful under-stair storage recess.

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The first floor landing has a double fronted built-in airing cupboard housing the hot water cylinder and an access hatch to the loft space. Panel doors lead from the landing to the four bedrooms and generous bath/shower room.

Bedroom 1 is a good size double room with large window and picture window to the rear enjoying a pleasant outlook over the southerly rear garden, along with built-in wardrobes. Bedroom 2 has a feature bow window to the rear and built-in double wardrobe, while bedroom 3, which is also a good size double room, has a window to the front and built-in wardrobe.

Bedroom 4 has a window to the front, built-in double wardrobe and lends itself to multiple uses such as home office/hobbies room.

The bath/shower room boasts a suite of corner shower enclosure with fitted shower, P-shaped bath with mixer tap/shower attachment, wash basin inset into surround with storage under, enclosed cistern wc, matching storage unit with mirror and down light over, ladder style heated towel rail and high level window to the side, along with fully tiled walls.

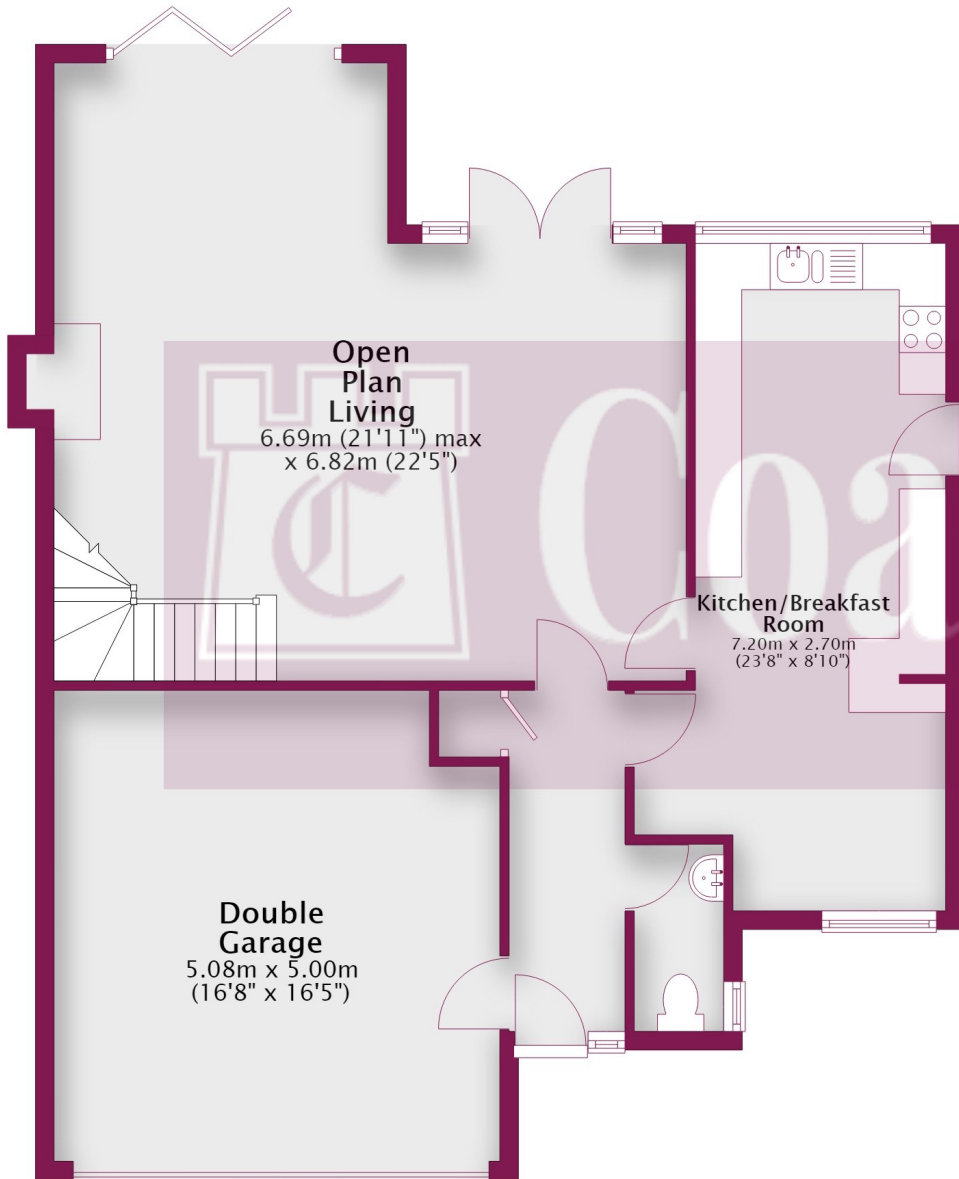
Externally, the frontage has been predominantly laid to block paving providing on-site parking for several vehicles with established shrubs to the side borders. A gate leads to a pathway to the side/rear where there is a delightful southerly rear garden which has been landscaped to provide a generous terrace, superb sunken pond with established shrubs and Acer, well stocked established borders with strategically placed shrubs and trees providing screening from neighbouring properties, lawn, fruit trees, raised beds and a timber storage shed.



6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

To arrange a viewing contact 01243 267026

Main area: approx. 67.8 sq. metres (729.5 sq. feet)
Plus garages, approx. 24.7 sq. metres (265.9 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.2 sq. feet)



Main area: Approx. 137.7 sq. metres (1481.7 sq. feet)
Plus garages, approx. 24.7 sq. metres (265.9 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.

Current EPC Rating: D (62)

Council Tax: Band F £3,493.21 p.a. (Arun District Council / Aldwick 2026 - 2027) **Residents Association (AGRA) Contribution** £130.00 p.a. (2026 - 2027)



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.