



12 Hunters Close

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4HR

Price £550,000

Freehold

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WA550 - 04/26

Features

- 3 Bedroom Detached Residence
- Prestigious Private Estate Setting
- En Suite Shower Room to Principal Bedroom
- On-Site Parking & Detached Garage
- Wrap Around Gardens
- 970.2 Sq Ft / 90.1SqM (plus garage)

Occupying a tucked away position in a row of just three detached bungalows, this well presented property boasts accommodation comprising: entrance hall, bay fronted living room, kitchen, principal bedroom with en- suite shower room, guest double bedroom, hobbies room/bedroom 3 and shower room. The property also offers replacement double glazing, a gas heating system via radiators, wrap around gardens, a block paved driveway providing on-site parking and a detached garage with power.

A double glazed front door leads into the entrance hall with fitted carpet and access hatch to the loft space, along with a useful built-in double cloaks storage cupboard housing the meters and modern consumer unit, a deep built-in airing cupboard housing the wall mounted gas boiler and hot water cylinder and further built-in linen cupboard. Replacement doors lead to the living room, kitchen, bedrooms and shower room.

The living room is a bright and airy dual aspect room positioned at the front of the property with a feature semi-circular deep bay to the front and window to the side, along with a fitted carpet and modern fireplace with recessed coal effect gas fire. The kitchen has been adapted for the current owner/occupier and boasts a range of 'Wren' units with fitted work surfaces, single drainer sink unit with mixer tap, space and plumbing for a washing machine, integrated dishwasher, tiled flooring, integrated induction hob, recess for a free-standing fridge/freezer, along with a modern vertical radiator and window and double glazed door to the side.

Bedroom 1 is positioned at the rear of the property with a fitted carpet and double glazed door and windows to the rear, providing access into the rear garden. A door leads to the adjoining en-suite shower room with over size walk-in shower enclosure with dual shower unit and glazed shower screen, close coupled wc, wash basin with storage under, tiled walls, heated towel rail and a window to the rear. Bedroom 2 is also positioned at the rear with a fitted carpet, window to the rear and mirror fronted triple wardrobe. Bedroom 3/hobbies room is positioned at the front with a window to the front and fitted carpet. In addition there is a shower room with oversize corner shower cubicle with fitted dual shower, close coupled wc, wash basin with cupboard under, heated towel rail, tiled walls, extractor and window to the rear.

Externally, the property is approached via a block paved driveway providing on-site parking which sweeps around to the detached garage with power and light. A gate at the front leads into a delightful enclosed front garden with lawn, established borders and greenhouse. A paved pathway leads to the front door and around to the side of the property, where there is a further side garden leading to the predominantly lawned rear garden, with fencing to the rear and a terrace with pergola over.

Current EPC Rating: D (55) **Private Estate Contribution:** £280.00 (2026-7)

Council Tax: Band E £2816.58 (Arun District Council/Aldwick 2026-2027)





Ground Floor

Main area: approx. 90.1 sq. metres (970.2 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.9 sq. feet)



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