

10 Kenlegh

Aldwick | Bognor Regis | West Sussex | PO21 3TS

Price £535,000

Freehold

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FR535 - 10/26

Features

- **Detached 3 - 4 Bedroom Bungalow**
- **Cul-de-Sac Position Within Favoured Residential Setting**
- **Incredibly Well Presented Throughout**
- **Double Glazing, Gas Heating (Radiators) & Electric Solar Panels**
- **Driveway, Garage & Southerly Rear Garden**
- **NO Onward Chain**
- **1,328.1 Sq Ft / 123.4 Sq M (plus garage)**





Occupying a cul-de-sac position within a favoured residential location, this detached single storey residence has been greatly improved throughout recent years and is offered for sale with no onward chain.

The well proportioned accommodation comprises a generous welcoming entrance hall, open plan southerly living/dining room, re-fitted kitchen, side utility passage, three good size bedrooms (with built-in double wardrobes), a highly versatile hobbies room/bedroom 4, 'Jack and Jill' re-fitted bathroom and additional shower room with second wc.

The property also offers double glazing, a gas heating system via radiators, electric solar panels, on-site parking via a block paved driveway, an integral garage and a delightful, fully enclosed, established southerly rear garden.

The double glazed front door, with flank natural light double glazed panelling, opens into an inviting entrance hall with natural light window to the side, electric meter box, built-in double fronted cloaks storage cupboard and an access hatch to the part boarded loft space with fold down ladder, which houses the gas boiler and solar controls. Replacement panel doors lead from the hallway to the three bedrooms, shower room and 'Jack and Jill' bathroom, while glazed casement style doors lead to the main living/dining room, kitchen and versatile hobbies room/bedroom 4.

The main living/dining room is a well proportioned reception room, positioned at the rear of the property, with a window to the rear and patio doors to the rear providing access into the rear garden, with a sun canopy/ awning over, along with a glazed serving hatch in the dining area through to the kitchen.

The kitchen has been re-fitted in a range of matching units complemented by light grain work-surfaces, with an enamel 1 1/2 bowl single drainer sink unit with mixer tap, integrated induction hob with concealed hood over, twin eye level oven/grill, space and plumbing for a washing machine and slimline dishwasher, recess for a free-standing fridge freezer, heated towel rail, electric skirting heating and tiled flooring, along with a window and double glazed door to the side leading into an adjoining useful side covered passage, which has double glazed windows to the side and double glazed doors to both the front and rear.

Bedroom 1 is a good size double room with window to the front, wood-effect flooring and built-in double wardrobe.







Bedroom 2 has a window to the front, built-in double wardrobe and sliding pocket door to the adjacent ‘Jack and Jill’ bathroom, which has been tastefully re-fitted with a white suite of bath with mixer tap/shower attachment, wash basin with storage under, close coupled wc, heated towel rail, extractor and window to the side.

Bedroom 3 has a window to the side and built-in double wardrobe/storage cupboard housing the updated electric consumer unit.

The hobbies room/bedroom 4, which lends itself to a variety of uses, has a double glazed door with flank panelling to the rear, providing access into the rear garden.

In addition, there is a shower room with an over-size shower enclosure with fitted shower and extractor, wash basin with storage under, enclosed cistern wc, heated towel rail and window to the side. Externally, there is an open plan frontage, laid predominantly to lawn, with a block paved generous driveway providing on-site parking in front of the integral garage, which has an electrically operated door, power, light and door to the rear garden.

A gate at the side of the property leads into an enclosed front courtyard area with timber storage shed and bin storage space. The rear garden is a real feature of this delightful home boasting a full width paved patio, central lawn with incredibly well stocked borders, an additional terrace, external water tap, external power point and additional gate to the front at the side of the garage.



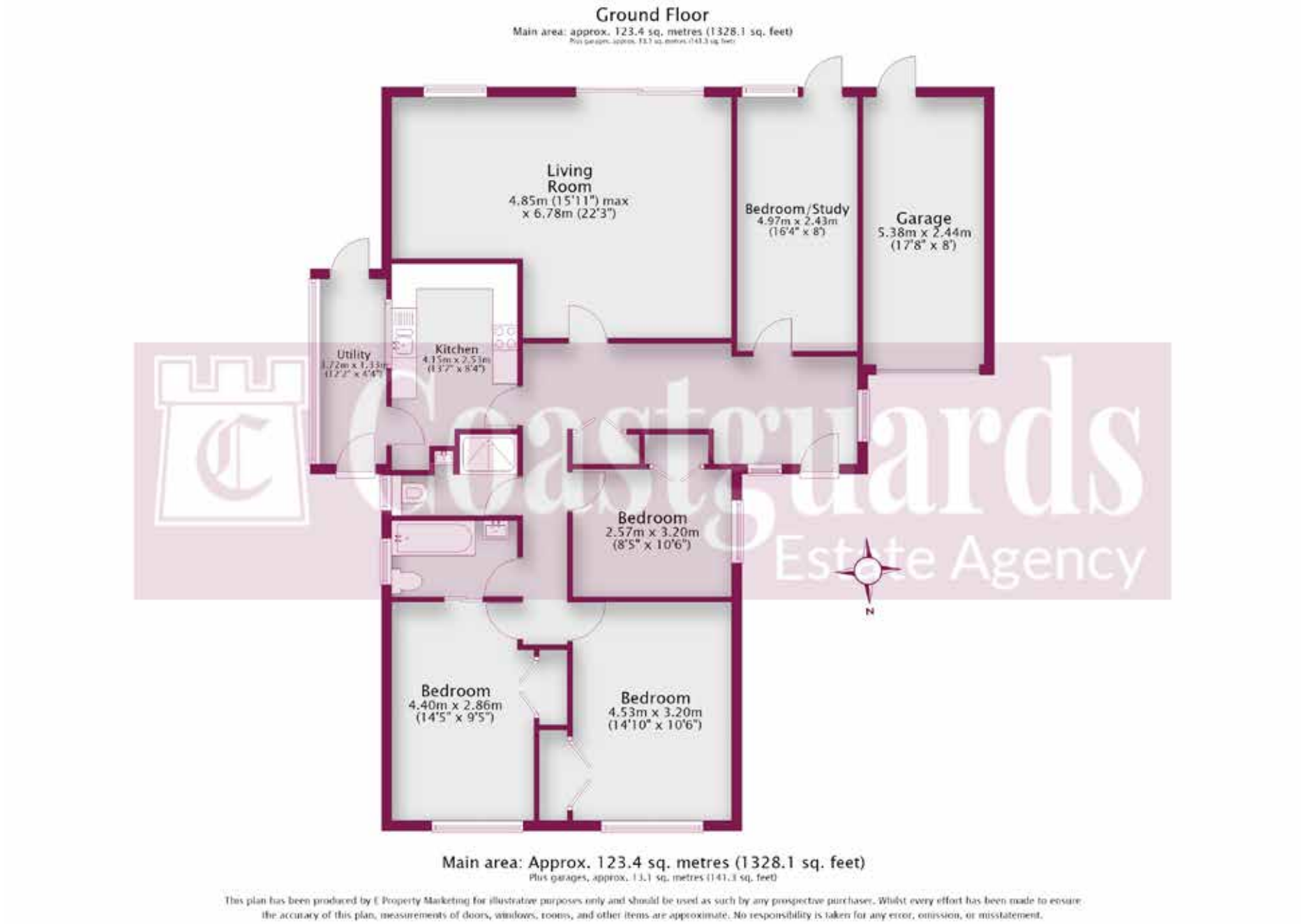






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Current EPC Rating: C (73)

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