



38 Pinehurst Park

Aldwick | Bognor Regis | West Sussex | PO21 3DX

Price £400,000

Freehold

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TE400 - 07/26

Features

- Popular Residential Location on Outskirts of Bognor Regis
- Link-detached Extended Family Home
- 3 Bedrooms, Generous Living Space
- Cloakroom & First Floor Bathroom (2 wc's)
- Double Glazing & Gas Heating (Radiators)
- Driveway & Garage
- Views To The Rear Towards The South Downs
- NO ONWARD CHAIN
- 958.1 Sq Ft / 89 Sq M (Plus Garage)

Offered for sale with no onward chain, this delightful extended family home has been incredibly well cared for throughout the years and is situated in a popular non-through road residential setting, close to the amenities in Rose Green, on the outskirts of Bognor Regis.

The accommodation in brief comprises: entrance lobby, ground floor cloakroom/wc, open plan generous living/dining room leading through to a good size family room at the rear, kitchen, first floor landing, three bedrooms and first floor bathroom.

The property, which is offered for sale with no onward chain, also provides double glazing, a gas heating system via radiators, driveway, attached garage and an established rear garden.

The double glazed front door opens into an entrance lobby with replacement panel doors leading to the living room and ground floor cloakroom, which has a white suite of close coupled wc, wall mounted wash basin with splash-back and fitted mirror, tiled flooring and an obscure window to the front.

The living room has a feature semi-circular bay window to the front, fitted fireplace with electric fire, dado rail surround, easy-rise carpeted staircase to the first floor with handrail/balustrade and useful under stair storage cupboard. A replacement panel door leads from the living room to the kitchen, while the living room itself is open plan to the dining area, which has a serving hatch through to the kitchen and large open plan archway leading to the extended family room at the rear, which has patio doors and window to the rear, door to the side and laminate flooring.

The kitchen boasts base, drawer and wall mounted units with fitted work surfaces, an inset stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, tiled splash-back surround, integrated 4 burner gas hob with concealed hood over and oven under, space for a free-standing fridge/freezer, space for an under-counter appliance and a serving hatch through to the dining room.



The first floor landing has a built-in storage cupboard housing the modern Veissmann gas combination boiler and an access hatch to the loft space. Replacement panel doors with natural light glazing over lead to the three bedrooms and bathroom.

Bedroom 1 is positioned at the rear of the property and has a built-in double wardrobe and large window to the rear with far reaching views towards the South Downs.

Bedrooms 2 and 3, both have windows to the front, with bedroom 2 benefiting from a built-in wardrobe/storage cupboard, while bedroom 3 has formerly been utilised as a home office/hobbies room.

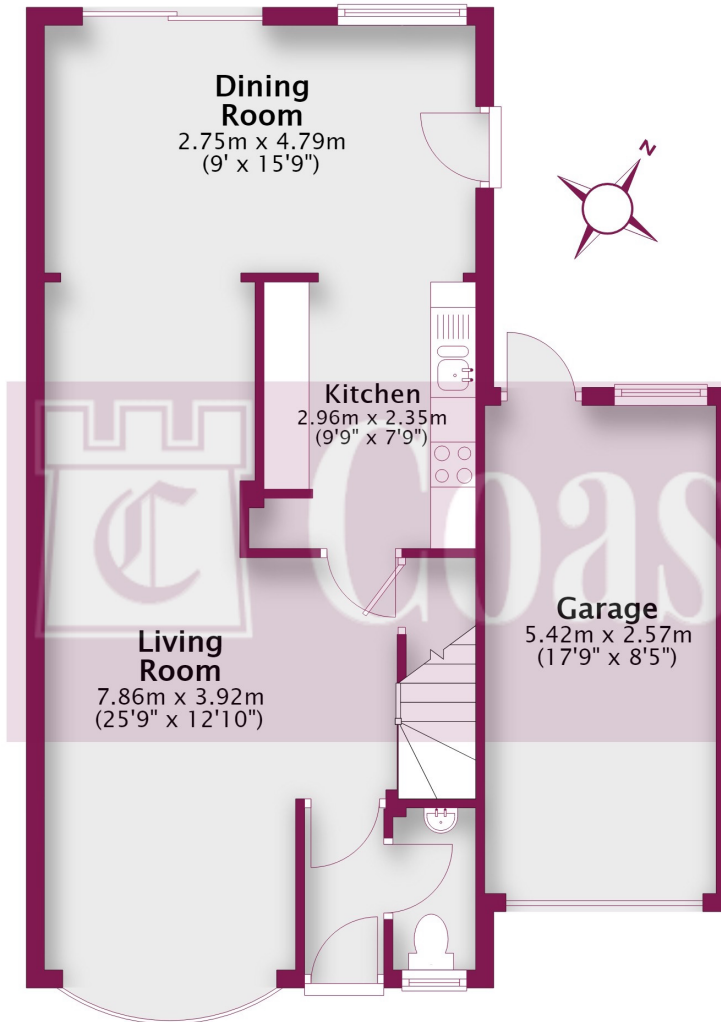
The bathroom has a white suite of shaped bath with shower over and fitted shower screen, pedestal wash basin and close coupled wc, heated towel rail and obscure window to the rear.

Externally, there is an open plan frontage laid to lawn with a driveway leading to the garage, which has an up and over door at the front, power, light, plumbing for a washing machine and window and a door to the rear leading into the rear garden, which has a paved patio/terrace, lawn, hard-stand for a shed/greenhouse and an array of established shrubs.



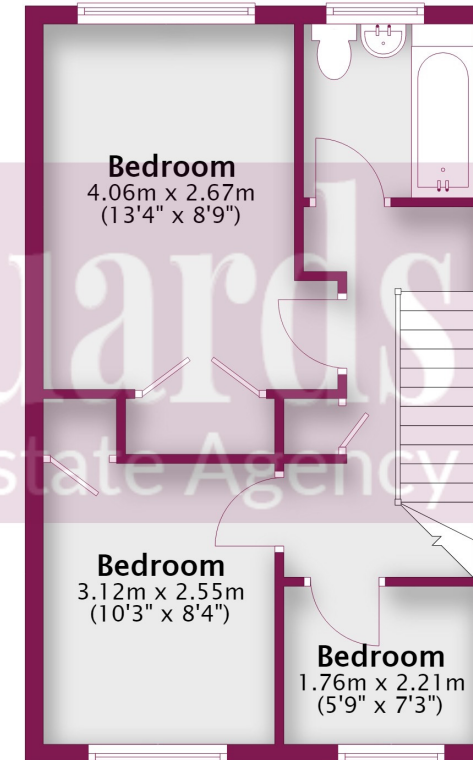
Ground Floor

Main area: approx. 50.9 sq. metres (547.9 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Main area: Approx. 89.0 sq. metres (958.1 sq. feet)

Plus garages, approx. 13.9 sq. metres (149.9 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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Current EPC Rating: D (65)

Council Tax: Band E £2,955.80 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.