



10 Singleton Close | Aldwick | Bognor Regis | West Sussex | PO21 4JY

Price **£499,950** | Freehold

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JUST BUNGALOWS

10 Singleton Close

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- **Detached 2 Double Bedroom Bungalow**
- **Principal Bedroom with En-Suite Shower Room**
- **Living Room, Kitchen/Diner & Sun Room**
- **Double Glazing & Gas Heating (Radiators)**
- **Cul-de-Sac Location**
- **NO ONWARD CHAIN**
- **1,322.7 Sq Ft / 122.9 Sq M (Plus Garage)**

Occupying a sought after cul-de-sac position, this delightful detached bungalow is offered for sale with no onward chain. The well presented accommodation comprises: porch, hallway, living room, kitchen/diner, sun room, rear porch, principal bedroom with dressing area and en-suite shower room, guest double bedroom and modern bathroom. The property also offers a gas heating system via radiators, double glazing, skimmed ceilings, updated electrics, garage with utility room and delightful manageable southerly rear garden.

The front door leads into a generous entrance porch with double glazed natural light obscure windows to the front and tiled flooring. An inner double glazed door with flank natural light panelling in-turn leads through to the hallway, which has an access hatch to the loft space and a built-in double fronted cloaks storage cupboard. Replacement internal doors lead from the hall to the living room, kitchen/diner, two bedrooms, bathroom and garage.

The living room has a feature bow window to the front. The kitchen/diner boasts a range of matching units, roll edge work surfaces, a 1 1/2 bowl single drainer sink unit, 4 burner gas hob with hood over, twin oven with space for a microwave over, integrated full size dishwasher and fridge/freezer, pull out shelved pantry rack, tiled flooring, window to the rear, high level window to the side, space for a table and chairs, door to the rear porch and French doors to the adjoining sun room, which provides access to the rear garden via a double glazed sliding door to the rear. The rear porch has a skylight roof light and also provides access into the rear garden via double glazed French doors.

Bedroom 1 is positioned at the rear of the property with a window to the rear, built-in wardrobes and archway through to a dressing area housing further wardrobes, which in-turn leads to the adjoining en-suite shower room with shower enclosure with fitted shower, wash hand basin with storage units over and under, close coupled wc, tiled flooring and splash-backs, heated towel rail and window to the side. Bedroom 2 is also a good size double room with built-in double wardrobe and window to the side. The generous main bathroom boasts a white suite or P-shaped bath with shower over and fitted glazed shower screen, a comprehensive range of fitted storage units, wash basin, enclosed cistern wc, tiled flooring and splash-backs, heated towel rail and window to the side.

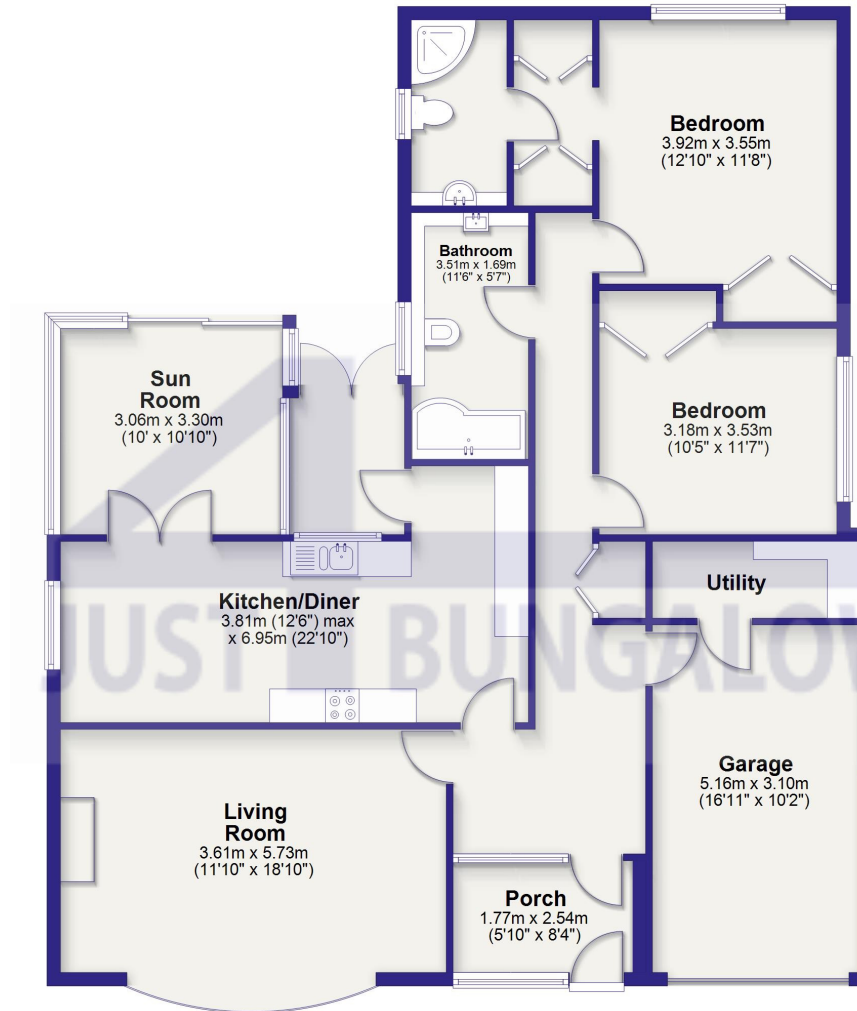
Externally, the frontage has been laid to hard-stand for ease of maintenance and provides on-site parking. The integral garage has an electrically operated vertical sectional door at the front, power and light, wall mounted modern electric consumer unit and meters, high level window to the side, an access hatch to the loft space and door to the utility room, which has fitted units, space and plumbing for a washing machine with work surface over, wall mounted gas boiler, radiator and tiled floor. The manageable southerly rear garden is again a feature of this delightful home with a shaped sun terrace with raised borders, lawn, two timber storage sheds and a pathway to the side with gate to the front.

ON499-0526



Ground Floor

Main area: approx. 122.9 sq. metres (1322.7 sq. feet)
Plus garages, approx. 16.0 sq. metres (172.2 sq. feet)



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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 (63)

Council Tax: Band D £2,418.38 p.a.
(Arun District Council / Aldwick 2026 - 2027)

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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.