



9 Rochester Way | Aldwick | Bognor Regis | West Sussex | PO21 3RD

Price £450,000 | Freehold

4
JUST BUNGALOWS

9 Rochester Way

Aldwick | Bognor Regis | West Sussex | PO21 3RD

MA450 - 07/26

- **Extended Single Storey Residence**
- **Cul-de-Sac Setting Close To St Richards Church**
- **3 Bedrooms & En Suite Shower Room**
- **Fitted Kitchen with Integrated Appliances**
- **Double Glazing & Gas Heating (Radiators)**
- **NO ONWARD CHAIN**
- **1352.1 Sq Ft / 125.6 Sq M (plus garage)**

Tucked in the far corner of a residential cul-de-sac, positioned close to St Richards Church enabling an ease of access to regularly routed bus services, this deceptive detached bungalow has been extended and improved throughout the years to provide highly versatile accommodation comprising: entrance hall, fitted kitchen, open plan living/dining room, double glazed conservatory/sun room, three bedrooms, an en-suite shower room and additional bathroom. The property also offers double glazing, a gas heating system via radiators, on-site parking, a garage, larger than average rear garden and is offered for sale with no onward chain.

A covered storm porch with courtesy light protects the recessed double glazed front door with natural light flank double glazed panel, which opens into the entrance hall with built-in cloaks cupboard housing the gas meter and additional built-in cupboard housing the wall mounted Worcester gas boiler. Doorways lead to the kitchen and inner hall, while a replacement panel door leads into the versatile bedroom 2.

The kitchen is positioned at the front of the property with a window to the front and double glazed door to the side and boasts a range of fitted units and work-surfaces, inset 1 1/2 bowl single drainer sink unit, tiled splash-back surround, integrated 4 ring electric hob with hood over, eye level microwave oven with conventional oven under, integrated fridge/freezer, full size dishwasher and washing machine.

Bedroom 2 which lends itself to a variety of uses (original living room) is positioned behind the kitchen with a high level window to the side and a window to the rear.

The inner hall has a built-in airing cupboard housing the hot water cylinder and an access hatch to the loft space. Panel doors lead from the inner hall to the two additional bedrooms and bathroom, while a glazed casement style door leads through into the impressive living/dining room.

The living/dining room has a window to the rear, patio doors to the side providing access into the garden, along with an additional set of patio doors to the rear providing access into the adjoining double glazed conservatory, which in-turn provides access into the rear garden via a pair of French doors.

Bedroom 1 is positioned at the front with a window to the front and door to the side leading through to the adjacent en-suite shower room which has a glazed shower enclosure with fitted shower, low level wc, pedestal wash basin, tiled walls, extractor and an obscure window to the front. Bedroom 3 has a window to the rear.

The bathroom has a white suite of panelled bath with shower over and fitted shower screen, close coupled wc, pedestal wash basin, tiled walls, extractor and recessed shelving.





Externally, there is an open plan frontage, laid to lawn with a driveway providing on-site parking, which leads to a detached garage with up and over door. A gate leads through to the larger than average wrap around rear/side garden which has paved terraces, lawn, established shrubs and feature raised bed with palm, along with a storage shed.

Current EPC Rating: D (68)

Council Tax: Band E £2,955.80 (Arun District Council / Aldwick 2026/27)

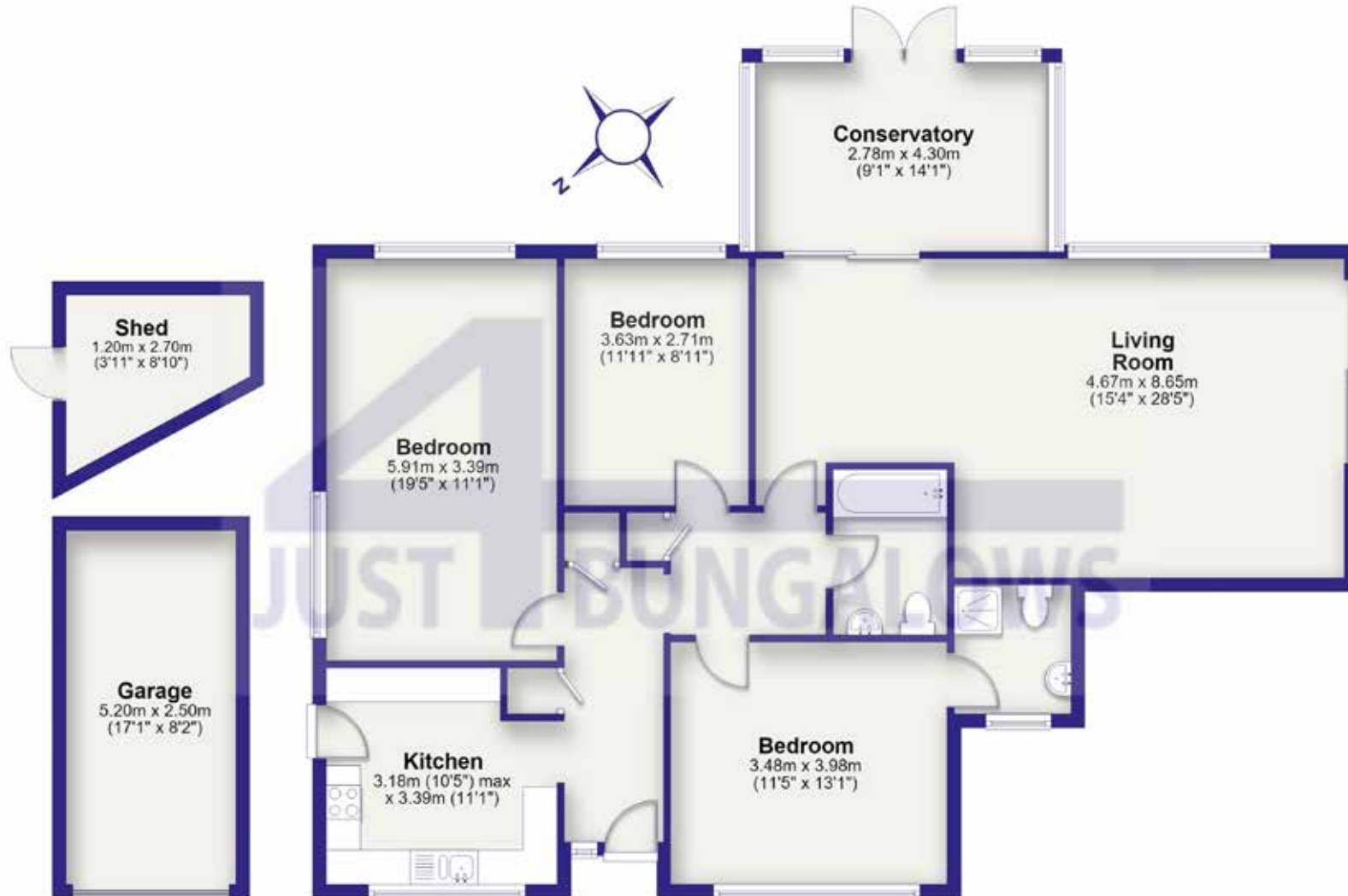
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4
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Ground Floor

Main area: approx. 125.6 sq. metres (1352.1 sq. feet)

Plus garages: approx. 13.0 sq. metres (139.9 sq. feet)
Plus outbuildings: approx. 5.2 sq. metres (56.2 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.