



17 Inglewood Drive | Aldwick | Bognor Regis | West Sussex | PO21 4JX

Offers In Excess Of **£525,000** | Freehold

4
JUST BUNGALOWS

17 Inglewood Drive

Aldwick | Bognor Regis | West Sussex | PO21 4JX

Features

- Superbly Appointed Detached Single Storey Residence
- Incredibly Versatile Accommodation with Annex Potential
- 4 Bedrooms, 2 Bathrooms & En-Suite Shower Room
- Replacement Double Glazing, Updated Heating System & Updated Electrics
- Impressive Rear Aspect Kitchen/Dining Room
- On-Site Parking & Fully Enclosed Delightful Rear Garden
- 1,303.8 Sq Ft / 121.1 Sq M

Offered For Sale in excellent decorative condition throughout, this incredibly deceptive detached single storey residence has been completely updated by the current owner occupiers to create a turn key, ready to move into home, which is situated in a sought after residential location, close to regularly routed bus services, an array of amenities including doctors surgery and library and a level walk to the nearby beach.

The highly versatile accommodation comprises: entrance hall, living room, generous kitchen/dining room, principal bedroom suite with dressing area and en-suite shower room, large double bedroom 2 with adjacent bathroom and a potential adjoining annex, which comprises: two further bedrooms/receptions, a kitchen area/utility and additional bathroom. The property also offers replacement double glazing throughout, a replacement heating system via radiators and modern combination boiler, updated electrics, a quality fitted kitchen and replacement bathrooms and sanitary ware, along with also providing on-site parking and a delightful fully enclosed rear garden, perfect for entertaining.

The double glazed front door opens into a welcoming entrance hall with patterned tiled flooring and natural light feature glazed panelling to the main living room, along with an access hatch to the loft space with fitted ladder and booster for TV's. Replacement panel doors lead from the hallway to the main living room, rear aspect kitchen/dining room, bedroom 2 and bathroom. The main living room is a bright and airy room with large double glazed window to the front, feature exposed wood block flooring and fitted wall lights.

The kitchen/dining room creates a real hub of the house and boasts a quality range of fitted units and work surfaces incorporating a breakfast bar, along with an inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back, integrated Neff 5 burner gas hob with large hood over, integrated Neff eye level double oven/grill with adjacent pull out rack storage units, corner base units incorporating basket racks, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, cupboard housing the modern Vaillant gas combination boiler, two feature tunnel lights, vertical modern radiator, double glazed window to the rear and double glazed French doors to the rear leading out to the covered terrace, wall mounted electric consumer unit. Replacement panel doors lead to the adjoining principal bedroom suite and annex/guest accommodation.

The principal bedroom suite boasts a generous bedroom area with dressing area, fitted carpet and French doors with matching flank panelling to the side, leading out to the covered terrace. A replacement panel door leads to the en-suite shower room, which boasts a suite of glazed shower enclosure with dual shower unit, wash basin with storage under and adjacent enclosed cistern wc, extractor and obscure double glazed window to the rear.



Bedroom 2 is another large double room, which has a large double glazed window to the front and exposed feature wood block flooring. Adjacent to bedroom 2, accessed from the hallway, is a bathroom with a white suite of panel bath with electric shower over, close coupled wc, pedestal wash basin, fitted medicine cabinet, tiled splash-back surround, tiled flooring and an obscure double glazed window to the front.

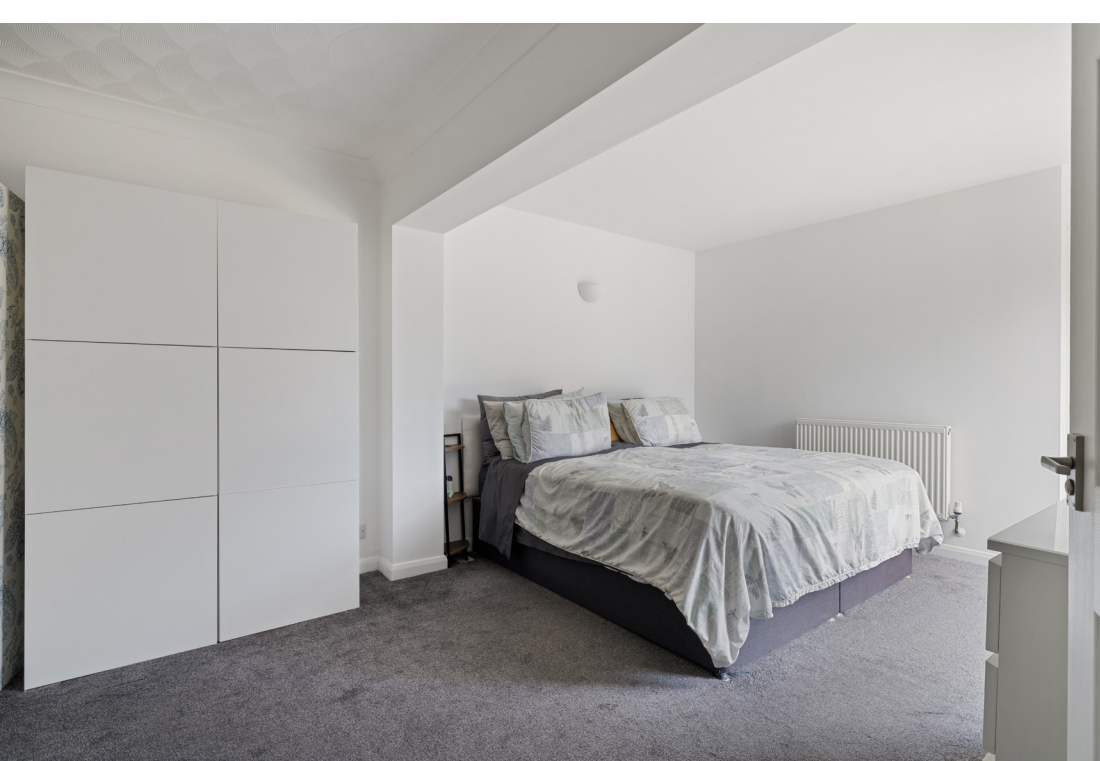
Interconnecting twin doors from the kitchen/dining room lead to the highly versatile adjoining annex/guest accommodation, which has an open plan hallway with kitchen/utility area providing base, drawer and wall mounted units with fitted work surfaces, an inset stainless steel single drainer sink unit with mixer tap, tiled splash-back surround and space for a fridge/freezer, along with an obscure double glazed window to the side. An open plan walkway leads to bedroom 3/sitting room, while replacement panel doors lead to bedroom 4/hobbies room and a further bathroom.

Bedroom 3/sitting room is another good size double room, with a double glazed window and double glazed door to the side, leading to the covered terrace. Bedroom 4/hobbies room is positioned at the front of the property with a double glazed window to the front and fitted carpet. The bathroom boasts a white suite of panel bath with mixer tap/shower attachment, wash basin with storage under and adjacent enclosed cistern wc, tiled splash-back, extractor and double glazed window to the side, along with chrome ladder style heated towel rail.

Externally , there is an open plan frontage which has been created for on-site parking. A gate leads to a pathway at the side, in-turn leading to the delightful fully enclosed rear garden, which features a superb covered terrace for entertaining, a main area of lawn with established border an insulated timber workshop with power and light and adjacent timber storage shed.

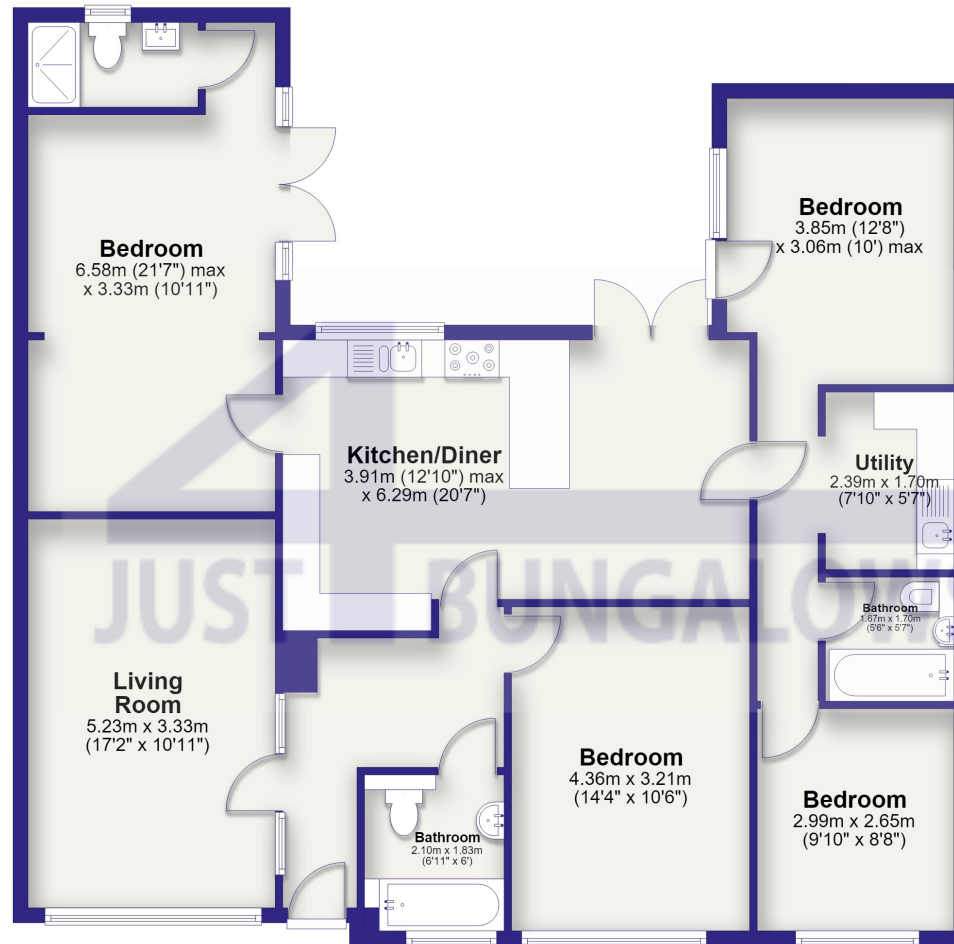
Current EPC Rating: D (61) **Council Tax:** Band D £2,418.38 p.a. (Arun District Council / Aldwick 2026 - 2027)





Ground Floor

Approx. 121.1 sq. metres (1303.8 sq. feet)



Total area: approx. 121.1 sq. metres (1303.8 sq. feet)

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