



17 Leecroft

Aldwick | Bognor Regis | West Sussex | PO21 3SY

Price £450,000
Freehold

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PU450 - 09/26

Features

- **Link-Detached Three Bedroom Family Home**
- **Cul-De-Sac Setting Within Favoured Residential Location**
- **Cloakroom, En-Suite Shower Room & Bathroom (3 WCs)**
- **2 Separate Reception Rooms**
- **Double Glazing & Gas Heating (Radiators)**
- **No Onward Chain**
- **1,084.1 Sq Ft / 100.7 Sq M (Plus Garage)**

Occupying a cul-de-sac position within a favoured residential setting with a pleasant outlook to the front towards an established copse abutting Aldwick village green, this delightful link-detached family home is offered for sale with no onward chain.

The bright and airy accommodation comprises: entrance hall, ground floor cloakroom/wc, rear aspect living room, separate dining room, kitchen, principal bedroom with en-suite shower room, two further good size bedrooms and a family bathroom.

The property also offers double glazing, a gas heating system via radiators and combination boiler, a driveway, an attached garage and a secluded, fully enclosed rear garden.

The double glazed front door with double glazed flank natural light panel opens into the entrance hall, which has a generous built-in cloaks storage cupboard and carpeted staircase to the first floor. A glazed door leads to the living room and a panel door leads to the adjacent cloakroom, which has a close coupled wc, wall mounted corner wash basin and window to the front.

The living room is of a good size and has a decorative fireplace, under-stair recess and double glazed sliding patio doors to the rear, providing access into the rear garden. Glazed doors lead from the living room to the side into the kitchen and separate dining room.

The kitchen is positioned at the rear of the property and boasts a comprehensive range of matching base, drawer and wall mounted units, roll edge work-surfaces with inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 ring electric hob with hood over, eye level oven, space and plumbing for a slimline dishwasher and washing machine, space for a fridge/freezer, built-in cupboard housing the wall mounted gas combination boiler with space for a dryer under, along with a window to the rear and double glazed door to the side. The separate dining room has a window to the front.

The first floor landing has two useful built-in storage cupboards and an access hatch to the loft space with a fitted ladder. Panel doors lead from the landing to the three bedrooms and bathroom.

The principal bedroom is a good size double room positioned at the rear and has built-in wardrobes and a window to the rear. A panel door leads to the adjoining en-suite shower room with shower enclosure with electric shower, close coupled wc, wash basin, heated ladder style towel rail and window to the rear.



Bedroom 2 is also a good size double room with built-in double wardrobes and window to the front.

Bedroom 3 has a deep built-in over-stair storage cupboard and window to the front.

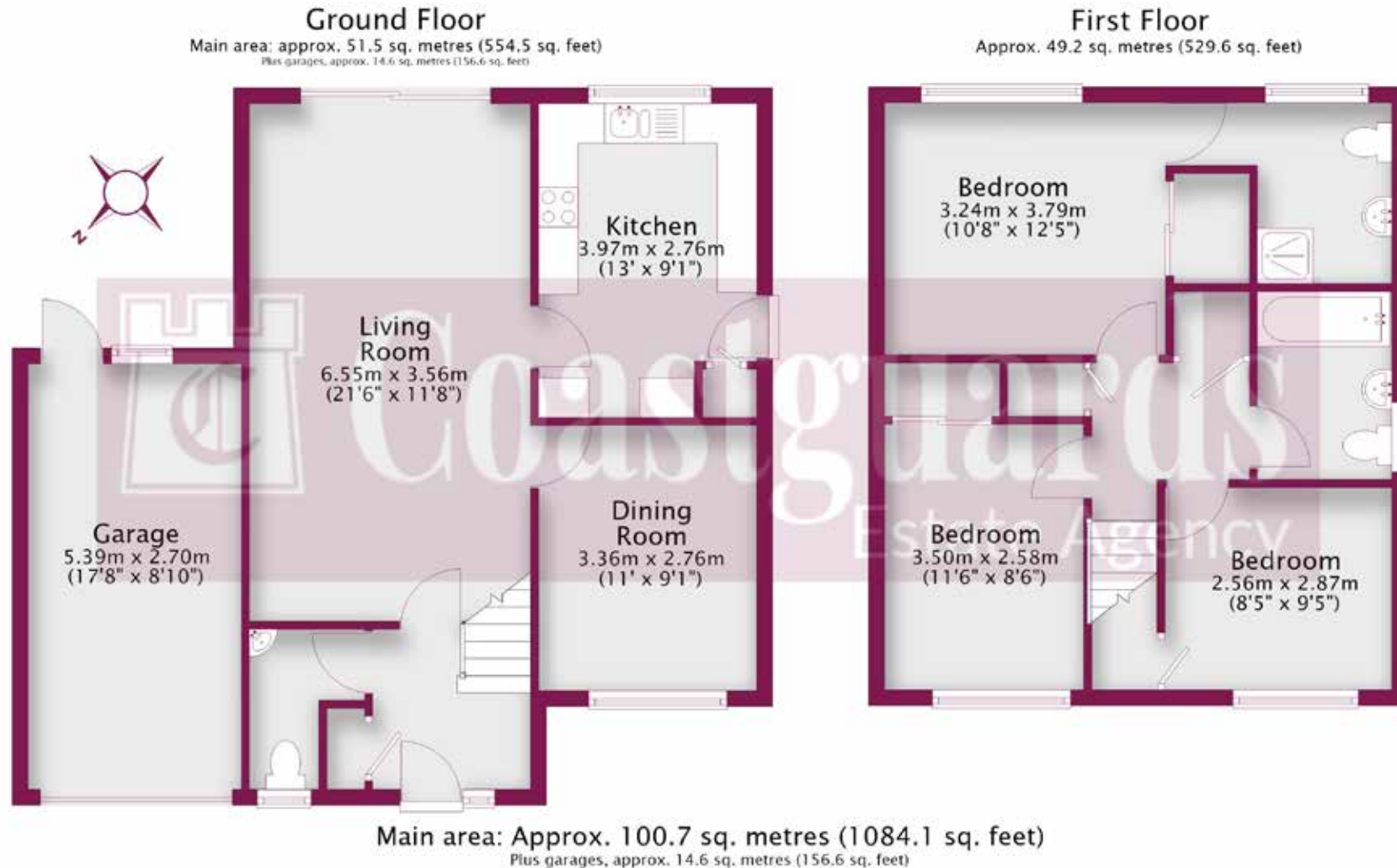
In addition, there is a main bathroom with a coloured suite comprising: panel bath, close coupled wc and wash basin, along with a ladder style heated towel rail and a window to the side.

Externally, there is an open plan frontage, laid to lawn with a resin driveway providing on-site parking in front of the attached garage, which has an up and over door to the front, pitched roof, power, light and double glazed door and window to the rear.

A gate at the side of the property leads to a wide side area housing a timber storage shed, which in-turn leads to the secluded fully enclosed rear garden with paved terrace, lawn, additional timber storage shed, established shrubs and greenhouse positioned behind the garage.

Current EPC Rating: C (70) Council Tax: Band E £2955.80 (Arun District Council / Aldwick 2026 - 2027)





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