



7 Balmoral Close

Aldwick | Bognor Regis | West Sussex | PO21 4PP

Price £399,950

Freehold

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Features

- Superbly Appointed Mid Terrace House
- Incredibly Well Presented Throughout
- Cul-De-Sac Position Within Favoured Residential Development
- 3 Bedrooms & Open Plan Living/Dining Room
- Modern Shower Room & Cloakroom (2 WCs)
- Double Glazing & Gas Heating (Radiators)
- Fully Enclosed South Westerly Rear Garden & Garage
- 985.7 Sq Ft / 91.6 Sq M (Plus Garage)

Occupying a cul-de-sac position within a favoured residential setting, constructed by Messrs Gleeson Homes, this delightful mid-terrace home is offered For Sale in excellent decorative order throughout.

The bright and airy accommodation comprises entrance hall, ground floor cloakroom/wc, rear aspect modern fitted kitchen, generous open plan through living/dining room, first floor landing, three good size bedrooms and a modern shower room.

The property also offers double glazing, a gas heating system via radiators, fully enclosed established south westerly rear garden and a garage in nearby block.

A double glazed front door with double glazed natural light panel over leads into a welcoming entrance hall with exposed wood effect flooring and carpeted staircase to the first floor with hand rail/balustrade. Glazed internal casement doors lead to the kitchen and living room, while a further panel door leads into the ground floor cloakroom which has a white suite of close coupled wc, wall mounted wash basin and has a window to the side.

The kitchen has been tastefully refitted with a range of matching base, drawer and wall mounted units complemented by fitted work surfaces with matching splash-back incorporating a breakfast bar, inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated electric induction hob with concealed hood over and oven under, concealed integrated dishwasher, space and plumbing for a washing machine, integrated fridge/freezer, cupboard housing the wall mounted gas boiler, useful built-in under-stair cupboard housing the meters and modern consumer unit, along with a window and double glazed door to the rear providing access into the fully enclosed rear garden.

The living/dining room is a bright and airy through room with a feature bay window to the front with deep sill, fitted carpet and large double glazed patio doors, with electric awning over, to the rear which provide access into the rear garden.

The first floor landing has a fitted carpet, built-in airing cupboard housing the hot water cylinder, access hatch to the loft space, with fitted ladder and panel doors to the bedrooms and shower room.

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Bedroom 1 is a good size double room positioned at the front of the property with a deep double glazed window to the front, fitted carpet and built-in double wardrobe.

Bedroom 2 has a window to the rear, fitted carpet and built-in double wardrobe.

Bedroom 3 is currently utilised as a home office and has a deep window to the front and useful over-stair bulkhead fitted double storage cupboard.

The shower room has a white suite of over-size shower enclosure with fitted glazed shower screen, fitted shower, close coupled wc, pedestal wash basin, tiled walls and flooring, ladder style heated towel rail and window to the rear.

Externally, there is an open plan frontage laid to lawn with pathway leading to the front door. The fully enclosed south westerly rear garden has a paved sun terrace, lawn, established shrubs, timber storage shed and gate at the side/rear. The garage is situated in nearby block with an up and over door to the front.

Current EPC Rating: C (73) **Council Tax:** Band D £2418.38 (Arun District Council / Aldwick 2026 - 2027)





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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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