



10 Aldbourne Drive

Aldwick | Bognor Regis | West Sussex | PO21 4NE

Price £725,000
Freehold

10 Aldbourne Drive

Aldwick | Bognor Regis | West Sussex | PO21 4NE

SP725 - 06/26

Features

- **Detached 4 Bedroom Family Home**
- **Grange Park Residential Development**
- **Extensive Parking & Detached Double Garage**
- **Solar Panels & Living Room With /Log Burner**
- **Generous South Westerly Rear Garden with Studio/Cabin**
- **1,517.7 Sq Ft / 141 Sq M (plus garage and outbuilding)**

Situated within the favoured 'Grange Park' residential development, this delightful detached family home occupies a cul-de-sac position and boasts a generous secluded south westerly rear garden, extensive parking and double garage.

The accommodation in brief comprises entrance lobby, hallway, cloakroom/wc, kitchen with utility area, through living room, separate versatile dining room, landing, principal bedroom with en-suite bathroom, three further good size bedrooms and a modern family bathroom.

The property also offers double glazing, a gas heating system via radiators, oak flooring (where stated), a log burner to the living room and superb secluded rear garden with large versatile studio/cabin.

A storm porch protects the double glazed front door with natural light double glazed panel over, which opens into the entrance lobby which has exposed oak flooring and useful built-in double fronted cloaks storage cupboard. A glazed casement door with flank panelling, leads through into the hallway which also has exposed oak flooring and a carpeted easy-rise staircase to the first floor, with deep natural light window to the front on the half landing, along with a walk-in under-stair storage cupboard with light. Panel doors lead from the hallway to the kitchen, living room, dining room and ground floor cloakroom, which has a white close coupled wc, wall mounted wash basin with tiled splash-back, exposed oak flooring, heated towel rail and window to the side.

The kitchen boasts a range of units and fitted work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, dual fuel 'Range' style cooker with feature hood over and splash-back, an integrated full size dishwasher, space for a fridge/freezer, space and plumbing for a washing machine and dryer, second circular sink unit, wall mounted gas boiler, wall mounted modern electric consumer unit and solar controls, window to the side, along with a window and double glazed door to the rear providing access into the garden.

The living room is a bright and airy through room with feature bow window to the front with deep sill, exposed oak flooring, feature recessed solid fuel wood burner with marble surround and hearth, along with French doors with flank panelling to the rear, providing access onto decking and the rear garden.

The dining room is currently utilised as a ground floor double bedroom and lends itself to multiple uses with a window to the rear and fitted carpet.





The first floor landing has a built-in double airing cupboard housing the hot water cylinder and slatted shelving, an access hatch to the loft space with fitted ladder, additional useful built-in storage cupboard, fitted carpet and panel doors to the four bedrooms and family bathroom.

Bedroom 1 has a window to the rear, fitted carpet, two built-in mirror fronted wardrobes and a panel door to the adjoining en-suite bathroom, which has a white suite of bath with electric shower over and fitted shower screen, close coupled wc, wash basin with storage under and medicine cabinet over, fitted double wall mounted storage cupboard, tiled walls and window to the front.

Bedroom 2 has a window to the rear, built-in double wardrobe and fitted carpet. Bedroom 3 is another good size double room with window to the front, built-in double wardrobe and fitted carpet. Bedroom 4 has a window to the rear and fitted carpet. The family bathroom boasts a white suite of P-shaped bath with dual shower unit over and fitted shower screen, pedestal wash basin with adjacent enclosed cistern wc, heated towel rail, tiled splash-backs and flooring, illuminated mirror unit and window to the front.

Externally, there is an open frontage laid to lawn with a paved pathway leading to the front door and a driveway providing on-site parking in front of the detached garage for approximately five vehicles. A gate between the property and the garage provides access into the established generous southerly rear garden, which boasts a large decked terrace with covered pergola and balustrade, generous lawn with well stocked borders, vegetable beds, additional pergola over seating area, strategically placed trees and shrubs providing screening from neighbouring properties and a personal door into the side of the detached double garage, which has an up and over door to the front, power and light. Adjoining the garage is a greenhouse and positioned behind the garage is a large studio/cabin which lends itself to a variety of uses and has been utilised as a home office/games room with power and light, along with double glazed windows and double glazed French doors at the front.





Current EPC Rating: B (84)

Council Tax: Band F £3,493.21 p.a. (Arun District Council / Aldwick 2026 - 2027)



6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

To arrange a viewing contact 01243 267026

Ground Floor

Main area: approx. 71.0 sq. metres (764.3 sq. feet)

Plus garages, approx. 21.2 sq. metres (226.7 sq. feet)
Plus outbuildings, approx. 22.3 sq. metres (240.8 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



Main area: Approx. 141.0 sq. metres (1517.7 sq. feet)

Plus garages, approx. 25.8 sq. metres (278.1 sq. feet)
Plus outbuildings, approx. 22.3 sq. metres (240.8 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchasers. 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.
Plan produced using PlanUp.

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.