



3 Langley Grove | Aldwick | Bognor Regis | West Sussex | PO21 4LJ

Guide Price **£425,000** | Freehold

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JUST BUNGALOWS

3 Langley Grove

Aldwick | Bognor Regis | West Sussex | PO21 4LJ

- **Detached 3 Bedroom Bungalow**
- **Popular Residential Location Close To Bus Routes**
- **2 W.C.s**
- **NO ONWARD CHAIN**
- **1,118 Sq Ft / 103.8 Sq M**

Occupying a cul-de-sac position, within a popular residential location close to bus routes, amenities including the doctor's surgery and library and within a mile walk to the beach, this detached bungalow has been well cared for throughout the years and has accommodation comprising, porch, central entrance hall, front aspect kitchen, generous rear living room leading to a pitched roof double glazed conservatory, inner hall, three bedrooms, shower room with w.c. and additional separate cloakroom with second w.c.

An outer double glazed front door leads into the porch where an inner door opens into the central hallway where a sliding door leads into the kitchen and further glazed casement style doors lead to the living room and inner hall. The kitchen boasts a comprehensive range of fitted units and work surfaces incorporating a breakfast bar, along with an integrated four burner gas hob with hood over, eye level double oven/grill, space and plumbing for a washing machine, space for an under counter appliance and double glazed door to the side.

The living room is a dual aspect room, positioned at the rear, with large double glazed window to the side, feature fireplace and double glazed window and door to the rear into the adjoining pitched roof double glazed conservatory, which provides access into the rear garden via double glazed French doors to the side.

The inner hall provides an access hatch to the loft space with pull down ladder and doors to the three bedrooms, shower room and useful cloakroom with w.c. and wash basin.

Bedroom 1 is positioned at the front of the property and has fitted wardrobes, while both bedrooms 2 & 3 are rear aspect rooms, with bedroom 2 currently utilised as a dining room. Positioned between bedrooms 1 and 2 is the good size shower room, which offers a shower enclosure with fitted shower, wash basin with storage cupboard under, bidet, close coupled w.c., tiled walls and flooring and two obscure double glazed windows to the side.

In addition, the property offer a gas heating system via radiators.

Externally, the driveway provides on-site parking in front of the garage with an up and over door and double glazed window to the rear. A gate between the garage and the property leads through to a good size side garden, housing a generous timber storage shed, which is laid to paving and flows round to the rear, where there is a lawn with spaced pathway, established well stocked borders, a further paved patio/terrace and timber summer house.

Council Tax: Band D £2,197.77 p.a. (Arun District Council / Aldwick 2024 - 2025)

Current EPC Rating: D (68)

Ref: HA425 - 03/24

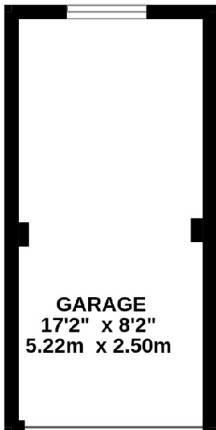
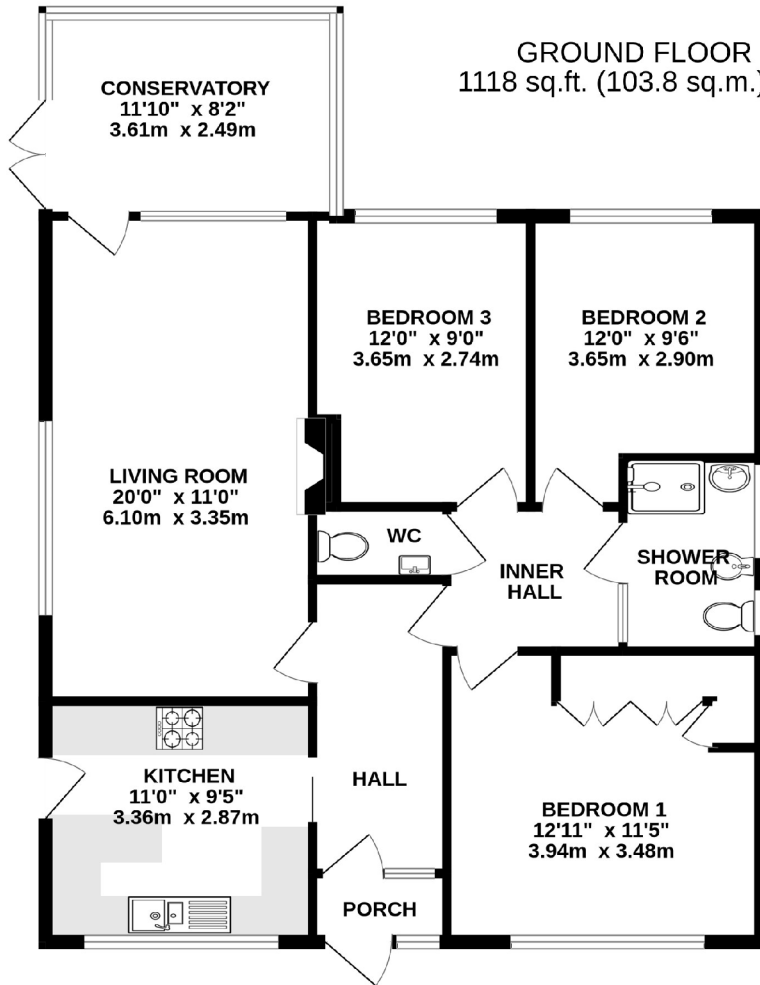




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GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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