

4
JUST BUNGALOWS



7 Singleton Close

Aldwick | Bognor Regis | West Sussex | PO21 4JY

PRICE £475,000
FREEHOLD

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GI575-04/22



Features

- Three Bedroom Detached Bungalow
- Cul-De-Sac Position
- Southerly Rear Garden
- NO ONWARD CHAIN
- 124 sqm/1335 sq ft

A delightful detached bungalow positioned within a cul-de-sac setting boasting deceptively spacious accommodation comprising a porch, 31'5 entrance hall, front aspect sitting room with feature bow window, separate dining room, kitchen, three good size bedrooms with wardrobes, shower room and a separate w.c., driveway, integral garage and Southerly rear garden. NO ONWARD CHAIN

The village of Nyetimber is situated on the Western fringe of Bognor Regis and retains a village community feel with three public houses, a hotel/restaurant, convenience stores and takeaway food outlets. The nearby beach and nature reserve at Pagham are close at hand while regularly routed bus services enable an ease of access to the town centre and nearby city of Chichester.

Bognor Regis Town Centre is approx. four miles to the East offering its pier, promenade, mainline railway station and cinema, pubs etc. On the outskirts of Bognor Regis there can be found a selection of well known Supermarkets and a variety of other retail outlets while the city of Chichester is within approx 6 miles offering a wider selection of shopping facilities and the famous Festival Theatre.

A double glazed front door leads into a generous entrance porch measuring 8'6 x 4'10 with obscure double glazed panelling to the front and courtesy light. An inner obscure glazed front door with matching flank panelling leads into a welcoming entrance hall which measures 31'5 x 9'6 overall with a built-in cloaks storage cupboard, built-in airing cupboard housing the lagged hot water cylinder, wall mounted temperature control and hatch to the loft space.

Doors lead to the garage, bedrooms one, two, three, shower room and separate w.c while glazed doors lead to the sitting room and kitchen.

The kitchen measures 12'11 x 12'8 overall and is an 'L' shaped room with double glazed window to the rear and double glazed door to the side leading out to the rear garden. There is a comprehensive range of fitted units with roll edge work surfaces, single drainer sink unit with mixer tap, integrated dual fuel hob with hood over, eye level double oven/grill, space and plumbing for washing machine and dryer, space for a fridge/freezer and fitted double pantry style cupboard housing the modern Worcester gas boiler, serving hatch to the dining room.

The sitting room measures 18'10 x 11'10 with a feature 12'10 wide double glazed bow window to the front, obscure glazed natural light panelling to the side into the hallway with display shelving and electric fire with Adams style surround and hearth. Obscure glazed natural light panelling and an obscure glazed door lead to the rear into the separate dining room which measures 9'5" x 9' and provides access to the the garden via double glazed patio doors.



Bedroom One is at the rear with a double glazed window and fitted floor to ceiling mirror fronted wardrobes measuring 14'7 x 11'7 overall. Bedroom Two is a side aspect room measuring 11'7 x 11' to the face of the built-in double wardrobe and provides a pleasant outlook to the side into the rear garden.

Bedroom Two is a side aspect room measuring 11'7 x 11' to the face of the built-in double wardrobe while Bedroom Three measures 9'11 x 9'3 to face of built-in double wardrobes and provides a pleasant outlook to the side into the rear garden. Adjacent to Bedroom Three there is a refitted modern fully tiled shower room with walk-in shower enclosure with fitted dual shower, modern wash basin with storage under and ladder style heated towel rail along with an obscure double glazed window to the side. In addition there is a separate w.c. with obscure double glazed window to the side and close coupled w.c.

Externally there is a pretty open plan frontage laid to lawn with mature shrubs and block paved driveway providing on-site parking in front of the integral garage with electrically operated roller door at the front with internal measurements 18'3 x 10'2 with a built-in storage cupboard at the far end, personal door to entrance hall, 2 high level double glazed windows to side, wall mounted gas/electric meter and wall mounted modern electric consumer unit.

A gate at the side of the property provides access to the delightful rear garden which has been lovingly cared for throughout the current owners lengthy occupation and has a main area of lawn with well stocked established borders, a paved patio and external water tap. A gate at the rear leads to the culvert.

N.B. - This property is offered for sale with No Onward Chain. EPC Rating: D (66)

Council Tax: Band D



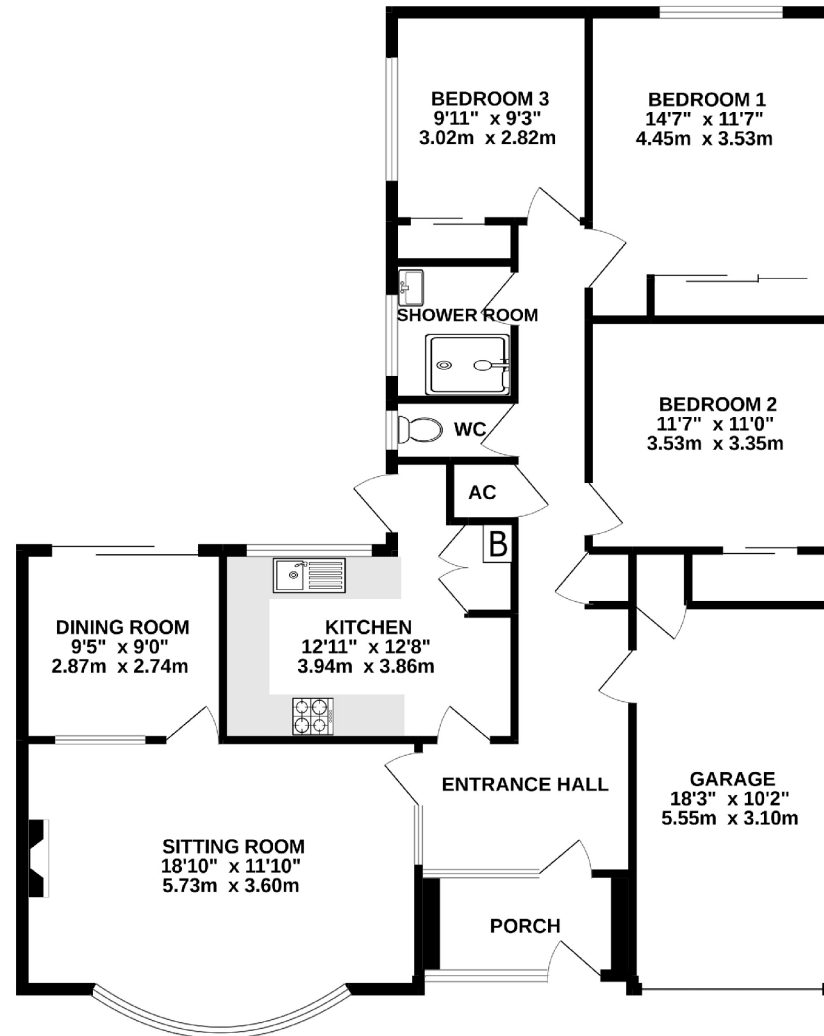




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GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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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.