



7 Hornbeam Close

Aldwick | West Sussex | PO21 4AH

Guide Price £675,000

FREEHOLD

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CO795-01/24



Features

- Two Double Bedroom Detached Bungalow
- Exclusive Private Estate Setting
- Generous Rear Garden
- NO ONWARD CHAIN
- 1746 Sq Ft/ 162.2 Sq m

Positioned at the far end of a cul-de-sac, in an exclusive private estate setting, a few hundred metres from the beach, a detached bungalow offering well proportioned accommodation comprising porch, hallway, living/dining room, kitchen, conservatory, master bedroom with en suite bathroom, guest double bedroom and shower room along with ample on-site parking, tandem garage and Westerly rear garden.

The Aldwick Place private estate is believed to have originally been constructed in the 1960's and provides a mixture of contemporary styled homes in a peaceful and tranquil setting with areas of greensward and a private resident's gated access to the beach at the bottom of Dark Lane. There is a resident's association who employ Hobdens Management to oversee the running of the estate.

Bognor Regis town centre lies one and a half miles to the east which provides the railway station (London-Victoria approx 1hr 45mins), shopping facilities, pier and promenade while the historic city of Chichester and A27 coastal link is found within a short drive. Closer shops and amenities can be found in nearby Aldwick and Rose Green along with doctor's surgery, library and regular routed bus services.



An outer double glazed front door leads into a light and bright porch where an inner front door in turn leads into the central entrance hall measuring 21' 1" x 6' overall with exposed wood block flooring, built-in double cloaks storage cupboard, access hatch to the loft space and a built-in airing cupboard housing the wall mounted gas boiler and hot water cylinder. Doors lead from the hallway to the living room, kitchen, two bedrooms and shower room.

The living room is a good size 'L' shaped room measuring 27' 9" x 19' 10" overall narrowing to 9' 11" in the dining area, with a feature semi-circular bay to the front (excluded from the room measurements), feature stone fireplace, fitted carpet, door to the kitchen and French doors with natural light flank windows to the rear, leading into the conservatory.

The kitchen boasts a comprehensive range of fitted units and work surfaces with tiled splash backs, an inset single drainer sink unit, integrated electric hob with hood over, integrated eye level oven with microwave over, integrated concealed fridge, dishwasher and washing machine, along with a double glazed window and double glazed door to the rear into the conservatory and a ladder style heated towel rail.

The pitched roof double glazed conservatory measures 19' 6" x 11' 11" and has two skylight windows, radiators, tiled flooring, fitted blinds and provides access to the rear garden via double glazed French doors.



Bedroom 1 is a rear aspect room measuring 15' x 12' to the face of fitted floor to ceiling wardrobes to one wall and has exposed wood block flooring and a door to the adjoining en suite bathroom measuring 7' 10" x 6' with a white suite of free standing roll top bath, pedestal wash basin, high level w.c., tiled walls and floor and a double glazed window to the rear.

Bedroom 2 (Guest Bedroom) measures 13' 3" x 12' overall into a wardrobe recess and has two double glazed windows to the front and exposed wood block flooring. Adjacent to bedroom 2 is the shower room measuring 8' 3" x 7' 2" overall with an oversize 'P' shaped walk-in shower enclosure with fitted shower, close coupled w.c, pedestal wash basin with medicine cabinet over, tiled walls and floor and a double glazed window to the side.

Externally there is an open plan shaped lawn frontage along with a paved driveway providing on-site parking for several cars leading to the tandem garage measuring 30' 2" x 9' (7' at narrowest point) with an up and over door to the front and door and window to the rear.

The Westerly rear garden is deceptively large and a real feature of this delightful home having been well tended throughout the years with a generous lawn, raised patio, timber summer house, delightful flint wall running at the rear, established shrubs, beds and trees and an additional timber store.

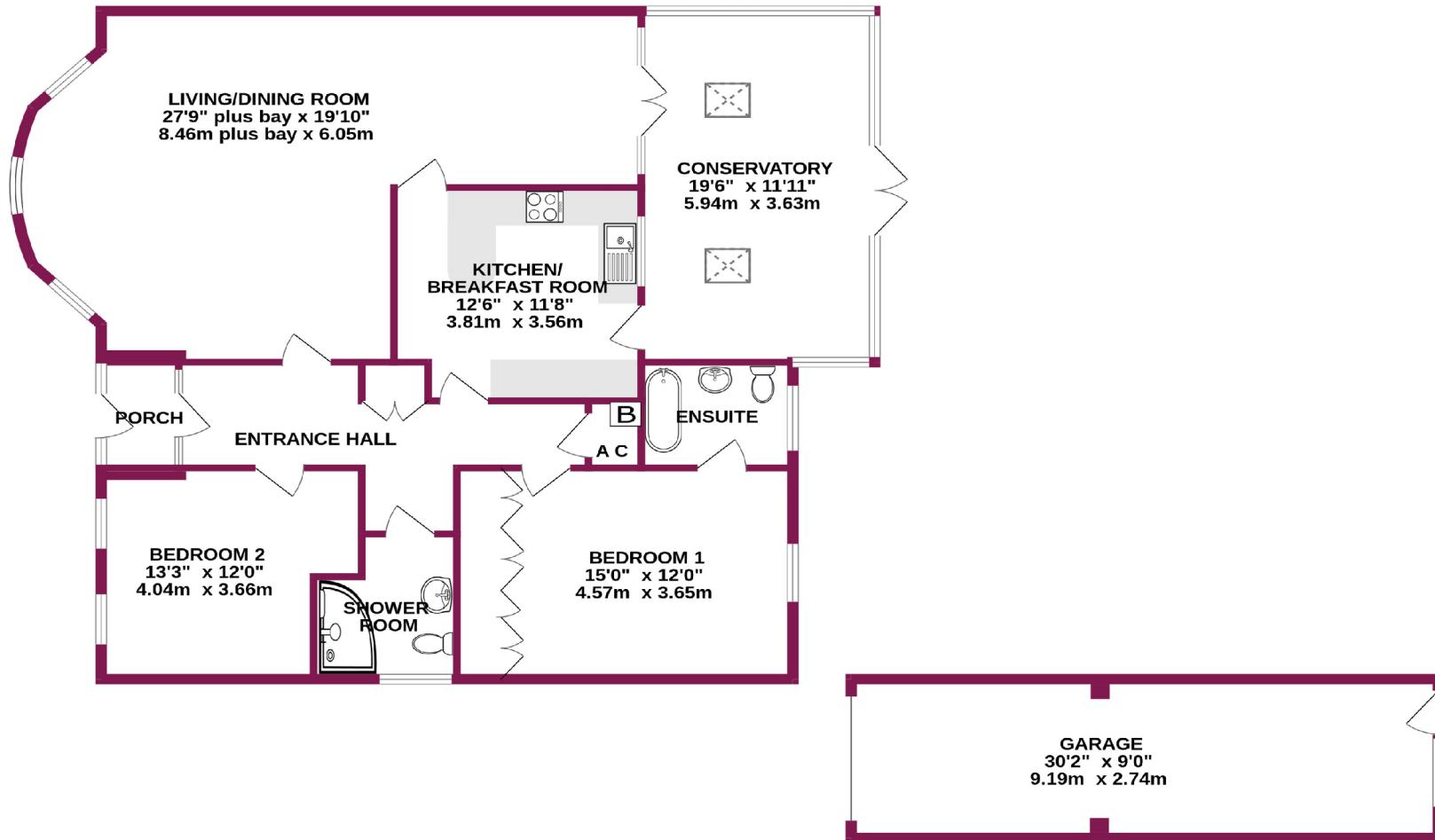
N.B. - This property is offered for sale with No Onward Chain.



To arrange a viewing contact 01243 267026

GROUND FLOOR

1746 sq.ft. (162.2 sq.m.) approx.

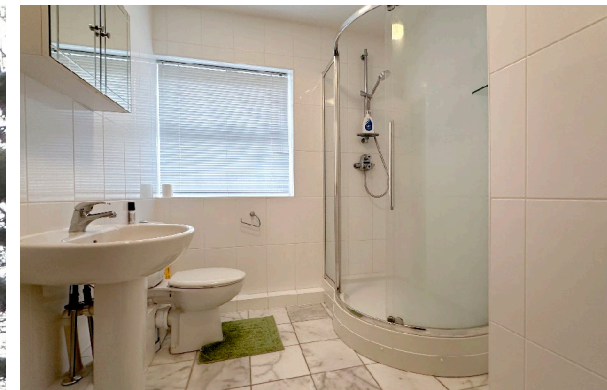


TOTAL FLOOR AREA : 1746 sq.ft. (162.2 sq.m.) approx.

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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Current EPC Rating: D (63)

Estate Management Company - Hobdens,
Littlehampton 01903 724040

Estate Charge: £519.00 p.a (2023 - 2024)

Council Tax: Band F - £2,438.19 p.a.
(Arun District Council 2022 - 2023)



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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.