



**8 Grangefield Way**

Grange Park | Aldwick | West Sussex | PO21 4EG

**Guide Price £595,000**

**FREEHOLD**

# 8 Grangefield Way

Grange Park | Aldwick | West Sussex | PO21 4EG

PH595-05/23



## Features

- Detached Two Bedroom Bungalow
- Detached Double Garage
- No Onward Chain
- Sought After Residential Development
- 1,286 Sq Ft / 119.5 Sq M

Offered for sale with no onward chain this two bedroom detached bungalow is situated within the highly sought after Grange Park residential development, constructed by Messrs Gleeson Homes in the mid to late 1980s. The property has been incredibly well cared for and boasts a kitchen with integrated appliances, en-suite shower room, conservatory and an established Southerly rear garden with summer house.

Grange Park is situated within approximately half a mile level walk of the beach/seafront with local amenities being found in the nearby Coastguards Parade or Rose Green which provides Doctors Surgery, Library, Post Office, Chemist etc. Bognor Regis town centre can be found approximately 2 miles to the East which provides a mainline railway station (London Victoria 1h 45 mins).

The historic city of Chichester can be found 6 miles to the West (approx.) which provides a wider range of shopping facilities, the popular Festival Theatre and Cathedral. Goodwood (famous for the race circuit, race course and golf course), Fontwell Park race course, the picturesque South Downs and the historic city of Arundel can all be found within a short drive as can the A27 coastal route.



An outer double glazed front door leads into an entrance porch where a recessed inner double glazed front door opens into the L-shaped entrance hall, with two built-in cupboards (one housing the electric consumer unit). Doors lead from the hallway to the bathroom, two bedrooms, living room and kitchen.

The kitchen is a rear aspect room providing access into the Southerly rear garden and has been tastefully updated with a range of modern fitted units and work surfaces, a single drainer sink unit, integrated electric hob with hood over, integrated eye level oven with microwave/combi over, concealed integrated dishwasher, washer/dryer and fridge freezer. The kitchen also provides access via an oversize hatch with fold down ladder to the large part boarded loft space which houses the modern gas boiler.

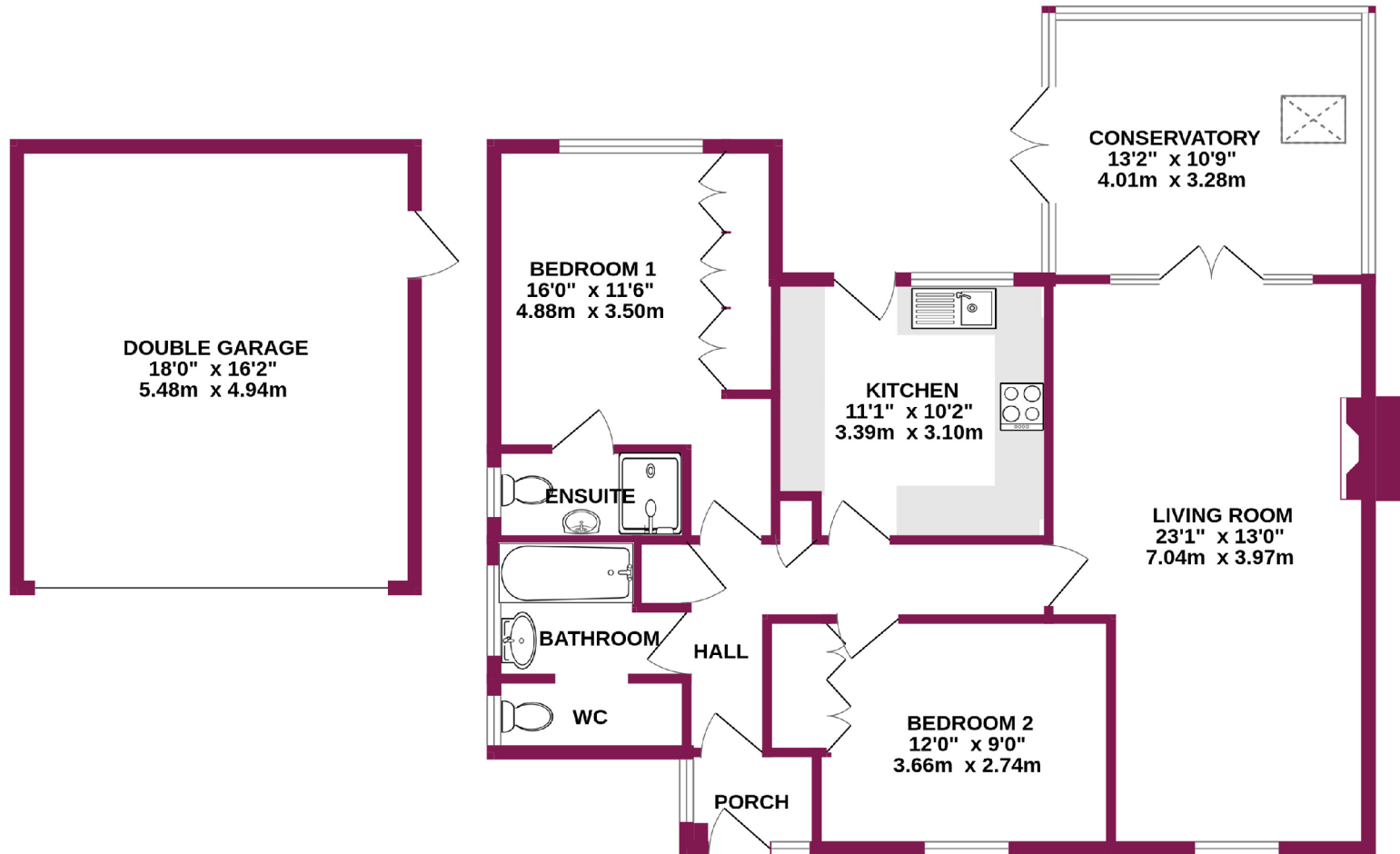
The living room is a light, bright and airy through room with dining area at the front, widening into a delightful sitting area at the rear with feature fireplace and double glazed French doors with matching flank panelling leading into the good size double glazed pitched roof conservatory which provides access onto the rear garden via a further pair of double glazed French doors. Bedroom 1 is a rear aspect double room with fitted wardrobes and door to the adjoining en suite shower room with double glazed window to the side, shower enclosure with fitted shower, wash basin and w.c. Bedroom 2 is a front aspect room with fitted wardrobes into recess. In addition there is a good size bathroom with bath with shower over, wash basin and w.c.

Externally the property boasts an open plan corner frontage laid to lawn with double width block paved driveway leading to the detached double garage with electrically operated sectional door at the front. A gate between the garage and the property leads into the delightful Southerly rear garden with Summer House, timber shed, lawn, paved terrace and an array of well stocked beds and borders.



# GROUND FLOOR

1286 sq.ft. (119.5 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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.  
Made with Metropix ©2023





**CURRENT EPC RATING: D (65)**

**COUNCIL TAX: BAND E (£2,558.59 p.a.)**

6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)



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.