



7 Grangefield Way

Grange Park | Aldwick | West Sussex | PO21 4EG

Guide Price £595,000

FREEHOLD

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SI595-06/23



Features

- Two Bedroom Detached Bungalow
- Detached Double Garage
- 104' Rear Garden
- No Onward Chain
- 1,159 Sq Ft / 107.6 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 and has been in the same ownership from new. The property has been incredibly well cared for and boasts a larger than average plot allowing enormous scope and potential to extend.

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.



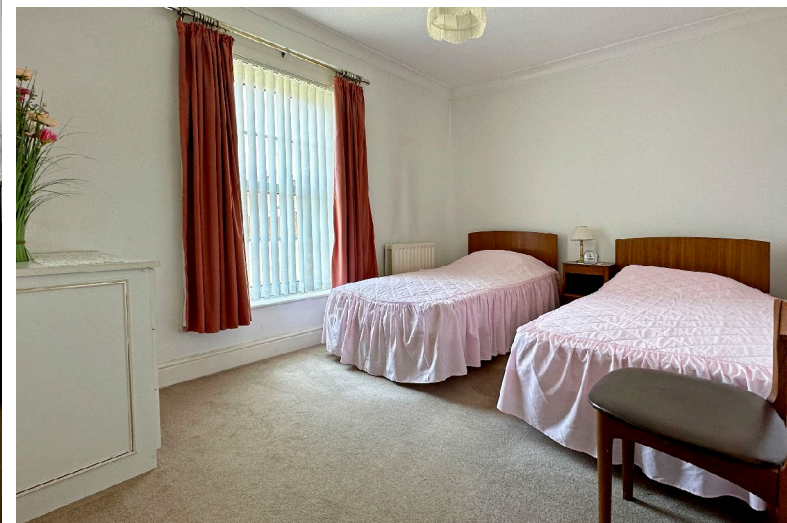
An outer double glazed front door leads into a double glazed porch, where an inner front door leads into the 'L' shaped entrance hall, with access hatch to the loft space, a built-in airing cupboard housing the lagged hot water cylinder and an additional built-in storage cupboard housing the electric consumer unit. Doors lead from the hallway to the living room, kitchen, two bedrooms, bathroom and separate w.c.

The main living room measures 23' x 12' 10" overall, narrowing to 10' 6" in the dining area and has a double glazed window to the front, feature fireplace and double glazed French doors with matching double glazed flank panels to the rear, providing access into the rear garden and large patio/sun terrace.

Adjacent to the living room at the rear is the kitchen which boasts a comprehensive range of original units and work surfaces, an integrated gas hob with hood over and electric oven under, space and plumbing for a washing machine, space for an under-counter fridge and has a double glazed window and double glazed door to the rear along with a wall mounted modern Worcester Bosch gas boiler which was fitted in March 2020 and has been annually serviced.

Bedroom 1 is positioned at the rear and has a built-in double floor to ceiling mirror fronted sliding wardrobe and fitted drawer units, while bedroom 2 is a front aspect room again benefiting from a built-in double floor to ceiling mirror fronted sliding wardrobe and a fitted drawer unit.

The bathroom has an original suite of panelled bath with mixer tap/shower attachment and wash hand basin, along with tiled walls and an obscure double glazed window to the side. In addition, there is a separate w.c. positioned next to the bathroom, with close coupled w.c, wall mounted wash basin and an obscure double glazed window to the side.

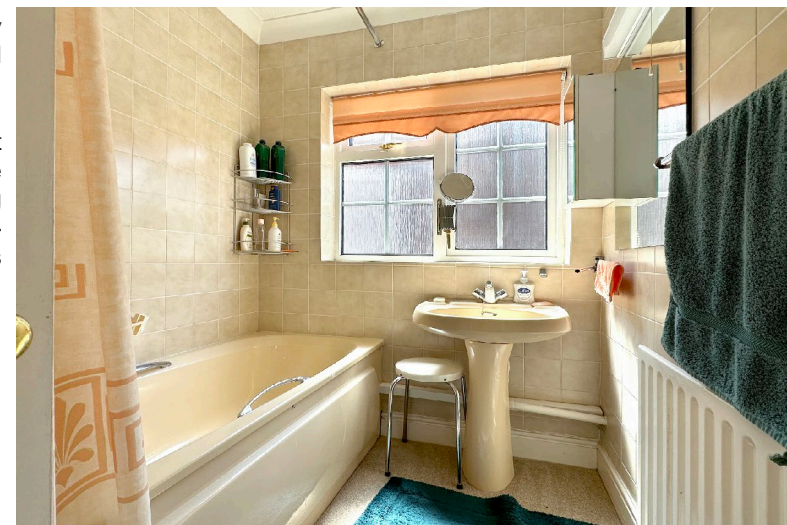


Externally there is a generous open plan lawned frontage with a double width driveway providing on-site parking for approximately four cars in front of the detached double garage which measures 18' 11" in depth by 16' 2" width (overall) with an electrically operated vertical double door at the front fitted in March 2018 and a personal door to the side into the rear garden.

A gate between the bungalow and the garage, which was re-roofed in June 2022, leads into the extensive rear garden which is not overlooked by neighbouring bungalows and measures 104' overall depth from the living room. Immediately behind the property there is a generous full width paved patio/sun terrace which extends behind the garage and to a side area by the living room measuring approximately 21' x 15' which could lend itself to a side extension, conservatory, or site for a large shed (subject to the necessary consents). The remainder of the garden is laid to lawn with established well stocked borders hosting an array of established plants, shrubs and flowers.

N.B. This property is offered For Sale with No Onward Chain.

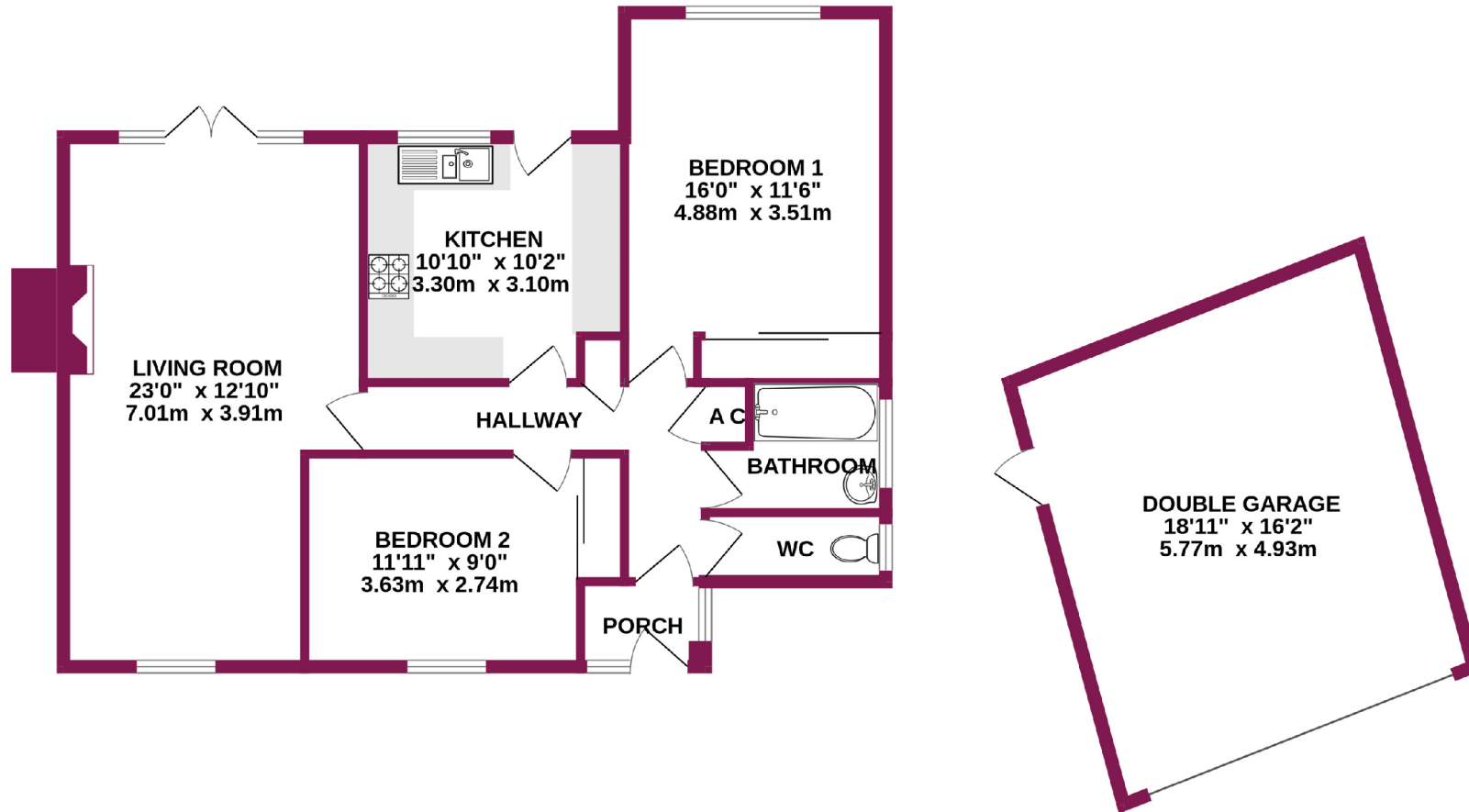
Current EPC Rating: D (65) Council Tax: Band E (£2,558.59 Arun District Council/Aldwick)





GROUND FLOOR

1159 sq.ft. (107.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1159 sq.ft. (107.6 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.