



**178 Aldwick Road**

Bognor Regis | West Sussex | PO21 2YQ

**Guide Price £600,000**

**FREEHOLD**

# 178 Aldwick Road

Bognor Regis | West Sussex | PO21 2YQ

RE600-06/23



## Features

- Detached 3 - 4 Bedroom House
- Enormous Potential To Improve
- Generous Plot
- No Onward Chain
- 1,753 Sq Ft / 162.8 Sq M

Believed to have been originally constructed circa 1958, this detached two storey residence is positioned centrally within its plot providing approximately 70' frontage and a 75' deep rear garden. The property boasts incredibly light, airy and well proportioned accommodation and offers enormous scope to improve if desired along with many original features including a feature fireplace in the living room.

Local amenities can be found close by in the Aldwick Road shopping parade including a convenience store and food outlets. The popular West Park and seafront are located within a level walk of just over a quarter of a mile as is the promenade and Marine Park Gardens. Regularly routed bus services in Aldwick Road provide an ease of access to Bognor Regis town centre.

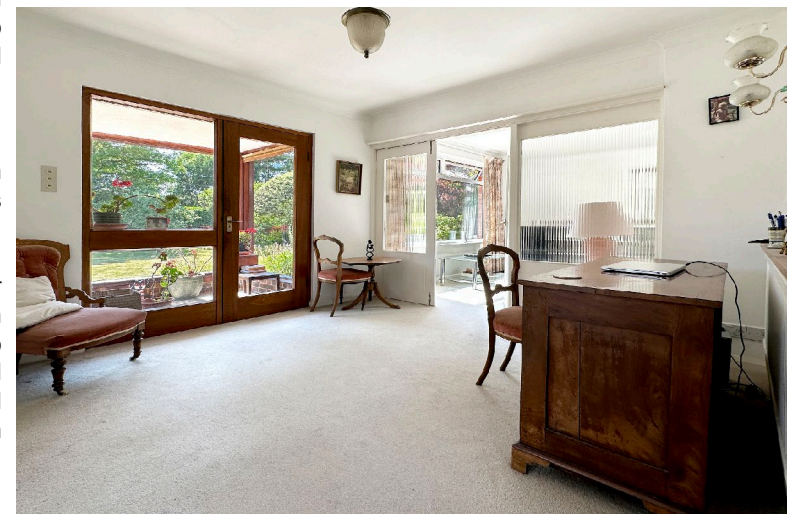
The town centre itself, with its mainline railway station (London - Victoria 1hr 45mins approx.) is located within approximately one mile to the East of the property, while the nearby city of Chichester is found approximately seven miles to the North West offering a wider selection of shops, historic cathedral and famous Festival Theatre. On the outskirts of Bognor Regis there is a retail park with larger stores.



An outer glazed door leads into the glazed entrance porch where an inner glazed door opens into the wide bright and airy reception hall with natural light glazed panelling to the front, a feature exposed wood easy rise staircase to the first floor with natural light window to the rear, natural light original obscure glazed panelling and matching glazed double doors to the living room. A further obscure glazed door leads into the kitchen/diner and a door to the under stair cloakroom with oval wash basin set into a corner unit with storage under, an under stair recessed low level w.c. and window to the rear.

The main living room is a bright and airy through room with large double glazed window to the front, feature original open fireplace with tiled hearth and double glazed sliding patio doors to the rear into the generous pitched roof double glazed conservatory, which provides access to the rear garden via a pair of double glazed French doors.

The kitchen/diner is a triple aspect room with a double glazed window to the front, two double glazed windows to the side and a further double glazed window to the rear, along with tiled flooring, fitted units and work surfaces, inset 1 1/2 bowl single drainer sink unit, an integrated oven and electric hob, dishwasher, space for a microwave and space for a dining table and chairs. A part glazed door to the side leads to an adjoining covered passageway with an obscure glazed door and natural light panelling to the front, double glazed door to the side, 2 large natural light double glazed windows to the side, quarry tiled flooring and built-in utility cupboard with space and plumbing for a washing machine and dryer. There is also a door to the adjoining garage and door into a useful hobbies room/bedroom 4 with double glazed window to the rear and recess housing an oval wash basin with storage under.



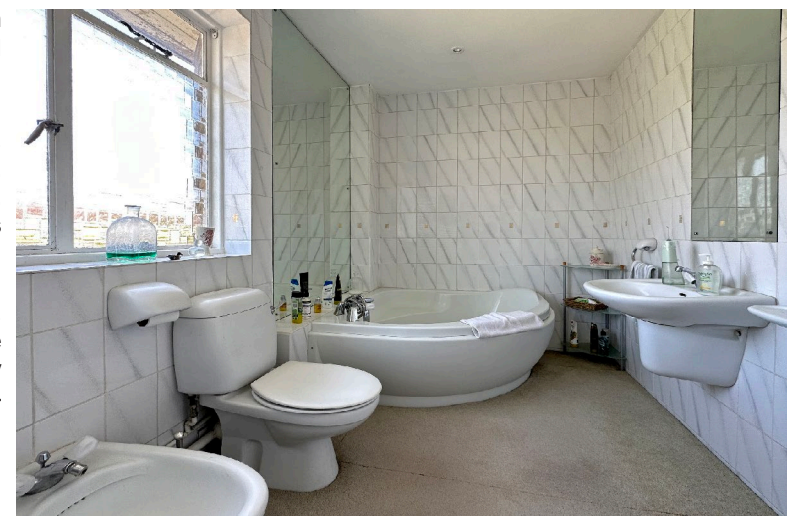


The first floor landing boasts a wooden hand rail with original metal balustrade, along with a double glazed window to the rear and an over stair built-in airing cupboard housing the modern Vaillant gas boiler and hot water cylinder. Doors lead to the three bedrooms and bathroom.

Bedroom 1 is a dual aspect (front and side) good size double room with floor to ceiling mirror fronted sliding wardrobes to one wall. Bedroom 2 is a front aspect room with a large double glazed window, while bedroom 3 is rear aspect with fitted over bed cupboards, wardrobe and bedside cabinet. In addition, there is a generous bathroom with shaped corner bath with mixer tap/shower attachment, wall mounted wash basin, close coupled w.c, bidet, ladder style heated towel rail, tiled walls and original obscure patterned windows to the rear.

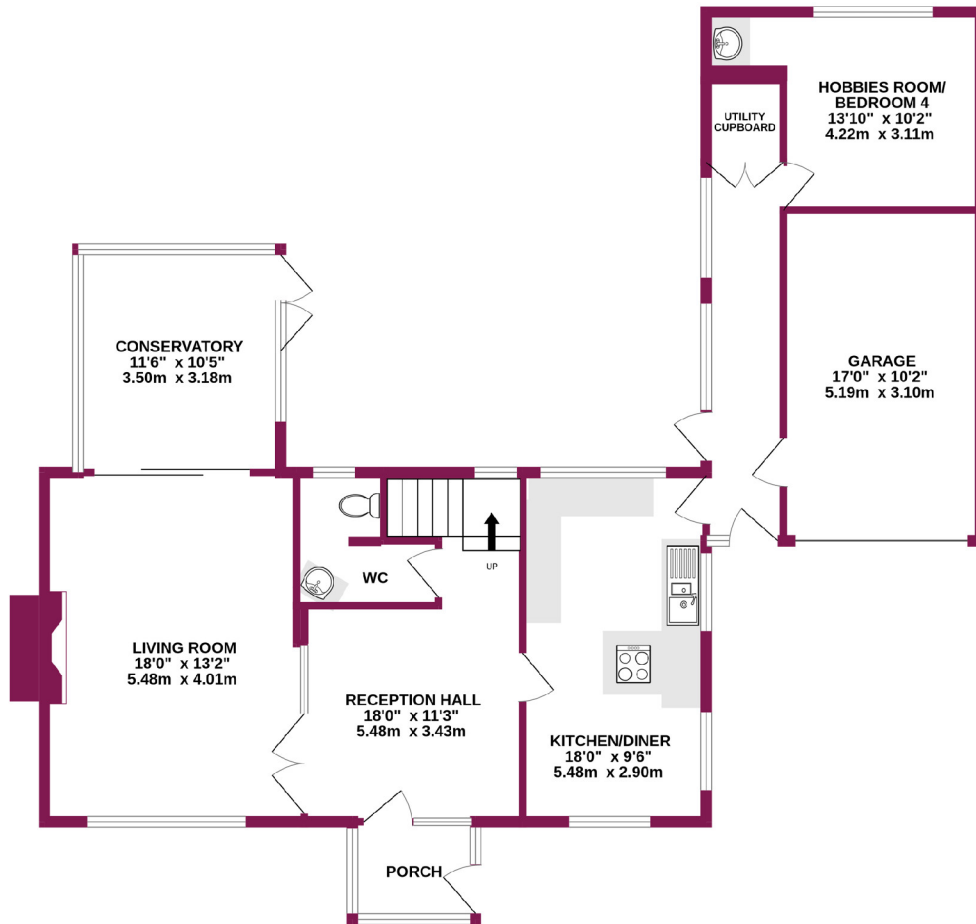
Externally the property is approached via a five bar gate leading to the driveway which provides on-site parking for several vehicles. The frontage is screened by mature hedgerow, with established beds/borders and is predominantly laid to lawn. A pathway to the side leads to the delightful rear garden with paved terraces and shaped lawns bordered by well stocked established beds offering an array of plants, shrubs and trees. Mature foliage provides screening from neighbouring properties, along with a timber summer house, greenhouse, timber shed and feature pond.

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

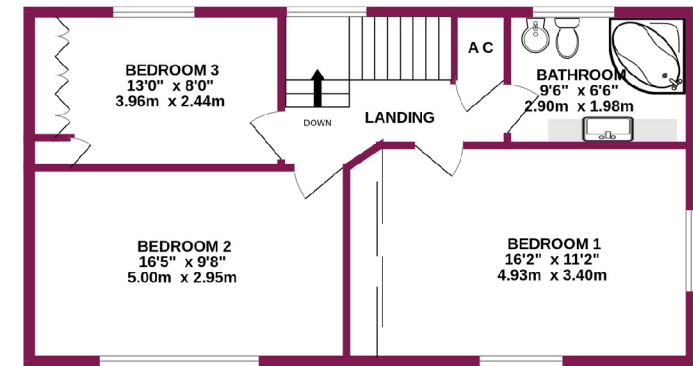




GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



Current EPC Rating: D (63)

Council Tax: Band: F (£3023.80)  
Arun District Council 2023 - 2024

TOTAL FLOOR AREA : 1753 sq.ft. (162.8 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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