

3 Grangefield Way

Aldwick | Bognor Regis | West Sussex | PO21 4EG

Guide Price £650,000

FREEHOLD

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LO650-03/24



Features

- Four Bedroom Detached Bungalow
- Quarter Of An Acre Corner Plot Position
- Double Garage & Driveway
- NO ONWARD CHAIN
- 1,627 Sq Ft / 151.1 Sq M (incl. garage)

Offered for sale with no onward chain, this four 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 is very much a blank canvas and boasts well proportioned accommodation including an en suite shower room to bedroom 1, conservatory, double glazing and GFCH.

Grange Park is situated within approximately half a mile level walk of the beach/seafont, 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.



A covered storm porch protects the recessed front door which opens into the entrance hall with a built-in airing cupboard, additional built-in cloaks storage cupboard and an over size access hatch to the loft space which houses the modern gas boiler. Doors from the hallway lead to the sitting/dining room, kitchen, four bedrooms, bath/shower room and the cloakroom with WC, wash basin and double glazed window to the front.

The sitting/dining room is a generous bright and airy through room measuring 25' 11" x 14' 2" overall, narrowing to 9' 2" with a feature double glazed bay window to the front, fireplace with marble insert and marble hearth with recessed fire, and large double glazed French doors to the rear opening into the adjoining double glazed pitched roof conservatory, which provides access into the rear garden via a pair of double glazed French doors at the rear and sliding double glazed doors to both sides.

The kitchen also provides access into the rear garden, via a double glazed door, along with a double glazed window to the rear and boasts a range of fitted units and work surfaces incorporating a useful breakfast bar, inset 1 1/2 bowl single drainer sink unit with mixer tap, space and plumbing for a washing machine and slimline dishwasher, space for a free standing fridge/freezer and integrated four burner gas hob with hood over and oven under.

Bedroom 1 is positioned at the rear of the property with a large double glazed window enjoying a pleasant outlook into the rear garden and has built-in floor to ceiling wardrobes to one wall. A door leads to the adjoining modern en-suite shower room with oversize corner shower cubicle with fitted electric shower, wash basin inset into surround with storage cupboard under, adjacent enclosed cistern w.c., heated towel rail and an obscure double glazed window to the rear.



Bedrooms 2, 3 and 4 are all front aspect rooms. Bedroom 2 is a good size double room with two double glazed windows to the front. Bedrooms 3 and 4 are single rooms with bedroom 4 formerly utilised as a study/hobbies room.

In addition, the property boasts a large bath/shower room with shower cubicle with fitted electric shower, corner spa/jacuzzi bath and pedestal wash basin on a raised plinth, close coupled WC, bidet, heated towel rail and an obscure double glazed window to the rear.

The property also offers a gas heating system via radiators.

Externally, there is a double width driveway providing on-site parking for four cars in front of the detached double garage with electric up and over door, power, light and personal door to the side. A gate leads to a pathway between the garage and the main dwelling which in turn leads through to the rear garden where there is a greenhouse at the rear of the garage, generous paved terrace and lawn. Mature foliage provides screening from neighbouring properties, along with an array of established plants, shrubs and trees, including fruit trees. In addition, there is a pond and a gazebo.

Current EPC Rating: D (63) Council Tax: Band F (£3,174.55 p.a. Arun District Council/Aldwick 2024 - 2025)



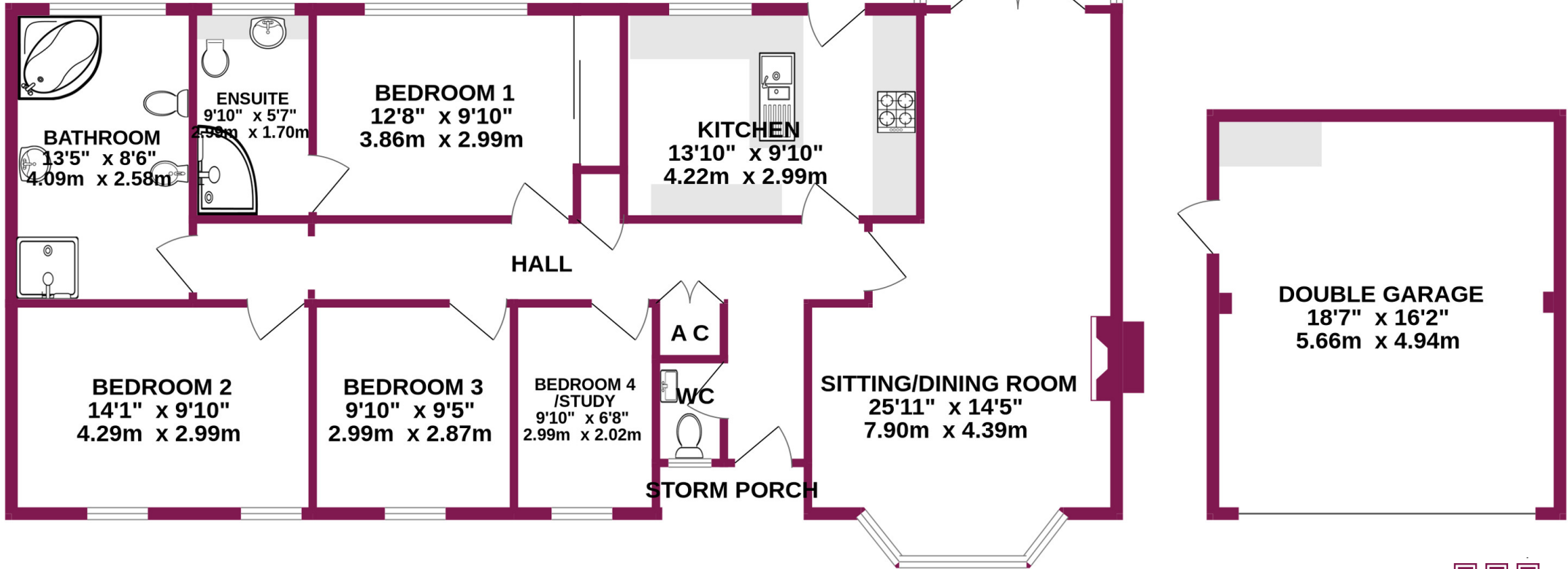
TOTAL FLOOR AREA : 1627 sq.ft. (151.1 sq.m.) approx.

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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CONSERVATORY
11'3" x 9'2"
3.43m x 2.79m



GROUND FLOOR
1627 sq.ft. (151.1 sq.m.) approx.



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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.