



1 Newhall Close
Bognor Regis | West Sussex | PO21 5RG

O.I.E.O £495,000
FREEHOLD

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DA525 - 07/24

Features

- Detached Chalet Style Bungalow
- Popular Location
- 3 - 4 Bedrooms
- Versatile Accommodation
- No Onward Chain
- 1,359 Sq Ft / 126.3 Sq M (incl. garage)

Current EPC Rating: E (49)

Council Tax: Band E £2,826.00 p.a. (Arun District Council 2024-2025)

Situated in a popular location, backing onto school playing fields and offered for sale with No Onward Chain, this deceptive detached chalet style bungalow provides highly versatile accommodation comprising: hall, cloakroom/w.c, kitchen, living room, separate dining room/bedroom 4, ground floor bathroom, first floor landing, three first floor bedrooms and a first floor shower room. The property also offers double glazing and a gas heating system via radiators, along with a driveway, attached garage and fully enclosed rear and side garden. In former years the front garden achieved a 'silver award' accolade from Bognor in Bloom.

A large covered storm porch protects the glazed front door which opens into a welcoming entrance hall with a carpeted staircase to the first floor landing, with high level natural light double glazed window to the side over the half landing, useful under-stair storage cupboard and a built-in meter cupboard housing the modern electric consumer unit. Glazed casement style doors lead to the living room, kitchen, separate dining room/ground floor bedroom 4, ground floor bathroom and ground floor cloakroom with w.c, feature corner wash basin and an obscure double glazed window to the side.

The kitchen is a dual aspect room with a double glazed window to the rear and double glazed French doors leading out to the side garden. The kitchen is fitted with a range of units and work surfaces, double drainer sink unit, integrated electric hob, integrated double oven/grill with microwave over, space and plumbing for a washing machine and slimline dishwasher and a modern wall mounted gas boiler.

The living room is a generous front aspect room measuring 17' 9" x 11' 11" with large double glazed window and original tiled fireplace.



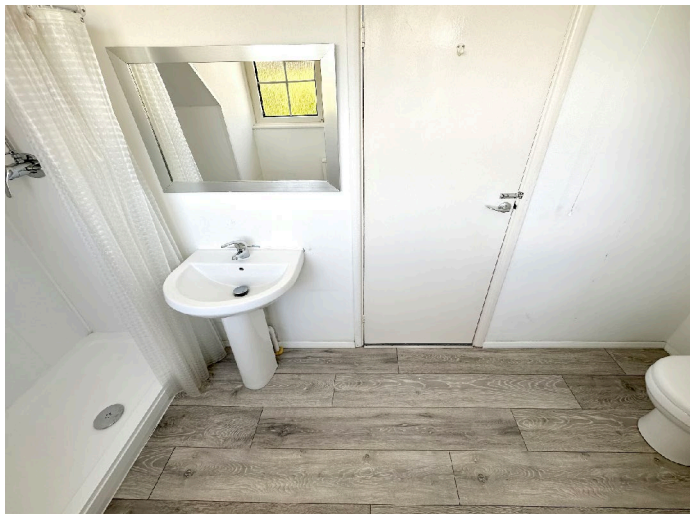
The separate dining room lends itself to a variety of uses and has a high level double glazed window to the front and double glazed French doors to the rear, providing access into the rear garden. Adjacent to the dining room is a ground floor bathroom with bath with mixer tap/shower attachment, wash basin, built-in linen cupboard and an obscure double glazed window the rear.

The first floor landing has doors to the three first floor bedrooms, first floor shower room and access to useful eaves storage space.

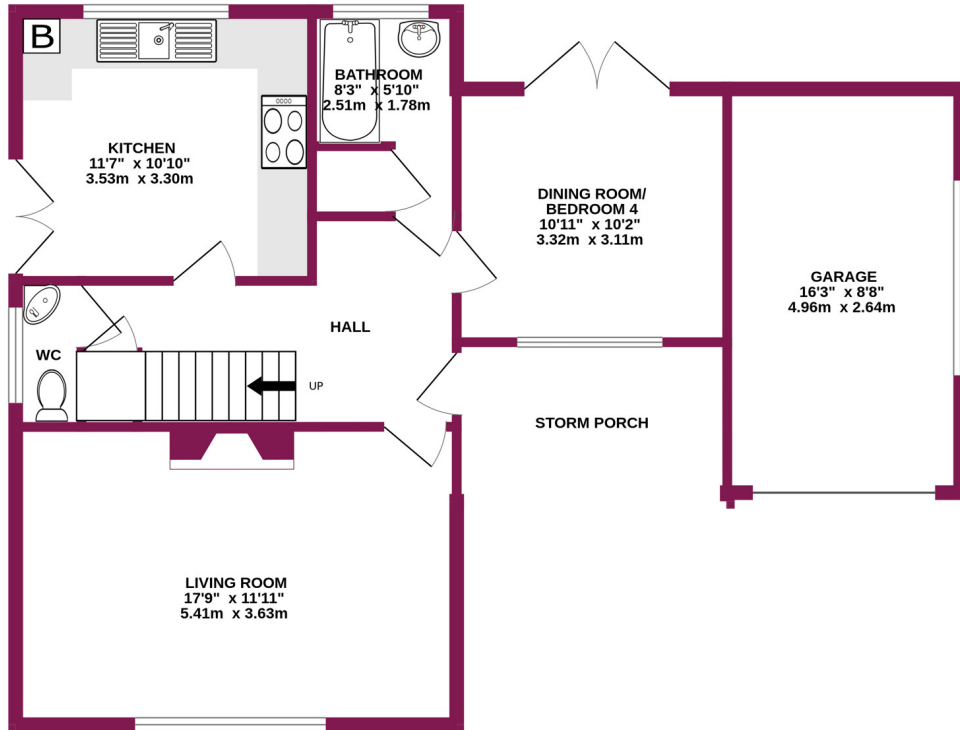
Bedroom 1 has a double glazed window to the side, fitted wardrobes and useful eaves storage access. Bedroom 2 has a double glazed window to the side, access hatch to the loft space and fitted wardrobes concealing further access to eaves storage. Bedroom 3 has a double glazed window to the front and fitted wardrobes.

In addition, there is a first floor shower room with w.c, wash basin, shower tray with fitted shower over, eaves access and a double glazed window to the rear.

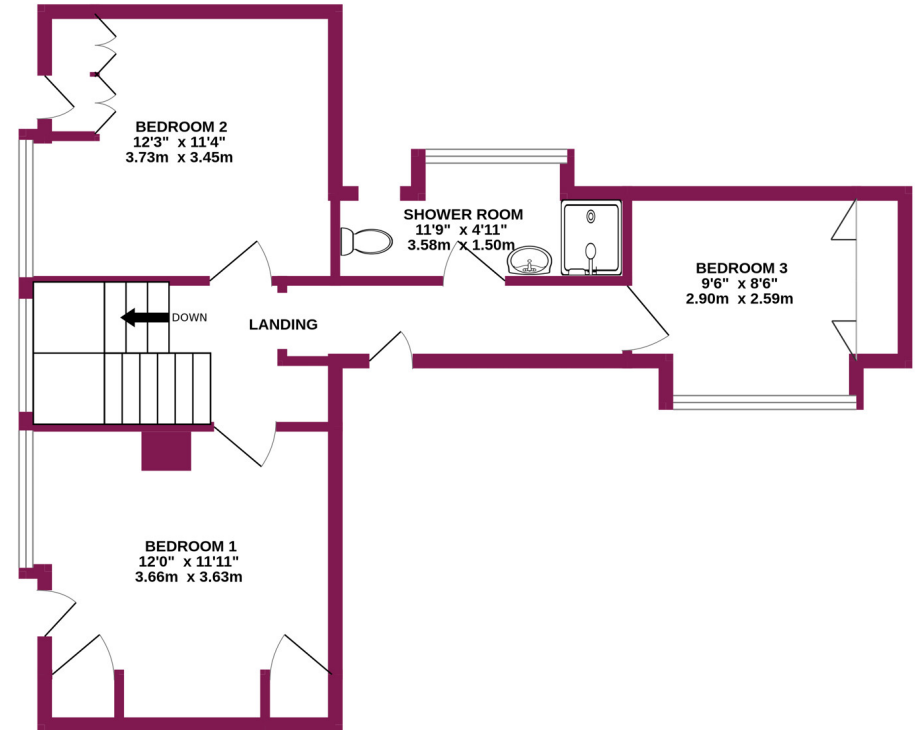
Externally, there is a block paved driveway providing on-site parking, an open plan frontage and an attached garage with up and over door and large window to the side. The rear and side gardens are a particular feature of this property providing a generous lawn, paved terraces, established well stocked borders, summer house and greenhouse.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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.