



**20 Singleton Close**

Aldwick | Bognor Regis | West Sussex | PO21 4JY

**Price £595,000**

**FREEHOLD**

# 20 Singleton Close

Aldwick | West Sussex | PO21 4JY

EV595 - 12/24

## Features

- Three Bedroom Detached Chalet Style Residence
- Cul-De-Sac Position
- Well Proportioned Accommodation
- Solar Panels
- No Onward Chain
- 1,989 Sq Ft / 184.8 Sq M

**Current EPC Rating: D** (61)

**Council Tax:** Band E £2686.16 p.a. (Arun District Council/Aldwick 2024-2025)

Offered For Sale with No Onward Chain, this detached chalet style residence occupies a corner plot position within a favoured residential location which abuts the prestigious Aldwick Bay Estate.

The property boasts incredibly light, airy and well proportioned accommodation comprising entrance porch, generous welcoming hallway, 'L' shaped living/dining room, conservatory, kitchen, ground floor bathroom, first floor landing which provides access onto a balcony at the front, three double bedrooms and a first floor shower room.

The property also offers double glazing, a gas heating system via radiators and also benefits solar panels with battery storage.

Externally, the property offers a double width block paved driveway providing on-site parking at the front, an integral garage and a fully enclosed established rear/side garden with large workshop/store and summer house.

The double glazed outer front door leads into a good size double glazed porch with inner double glazed front door with flank obscure double glazed panel which in turn leads into the generous entrance with feature original natural light obscure panelling to the living room, a feature easy rise carpeted staircase to the first floor landing and useful under stair storage cupboard. Doors lead to the kitchen, living room and ground floor bathroom.

The living/dining room is an 'L' shaped room with large double glazed window to the front, double glazed patio doors to the rear providing access into the rear garden, a double glazed window to the rear, feature fireplace with stove, door to the kitchen and double glazed door with flank double glazed windows to the side into the generous pitched roof double glazed conservatory which provides access into the side garden via double glazed French doors.



The kitchen is a good size room positioned at the rear, boasting a comprehensive range of fitted units and work surfaces, along with a dual fuel Range style cooker with hood over, a double glazed window and door to the rear providing access into the rear garden and a door to the adjoining integral garage. In addition, the ground floor has a modern bathroom with suite comprising panel bath with shower over and fitted shower screen, an enclosed cistern wc with adjacent bidet, wash basin with storage units over and under, an obscure double glazed window to the front, tiled splash backs and tiled flooring.

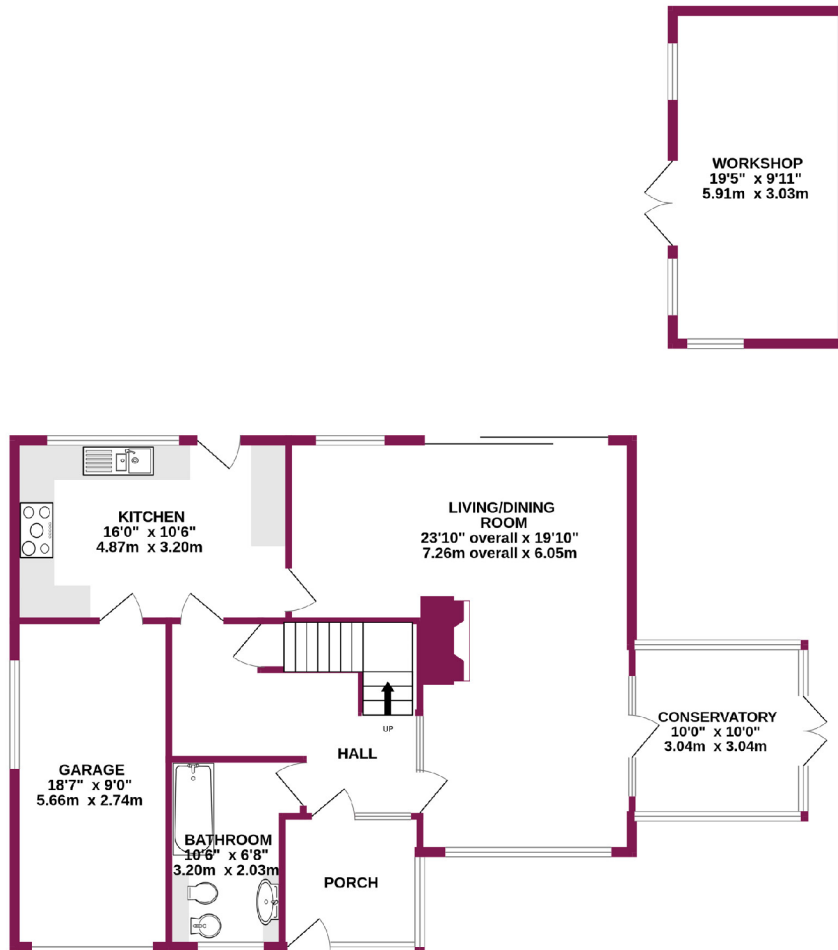
The first floor boasts a bright and airy landing with access hatch to the loft space, built-in airing cupboard housing the lagged hot water cylinder, a double glazed natural light window to the front and double glazed door with flank double glazed panel providing access to the balcony/sun terrace at the front. Doors from the landing lead to the three bedrooms and shower room. Bedroom 1 is a large triple aspect double room with double glazed windows to the front, side and rear. Bedroom 2 has a double glazed window to the rear and range of fitted wardrobes, while bedroom 3 has double glazed windows to the side and rear with fitted bedroom furniture. The first floor shower room boasts tiled walls, a shower enclosure with fitted dual shower, wash basin with fitted storage units, close coupled wc, an obscure double glazed window to the front and useful built-in linen cupboard.

The garage houses the gas boiler, electrics and solar panel controls along with a window to the side.

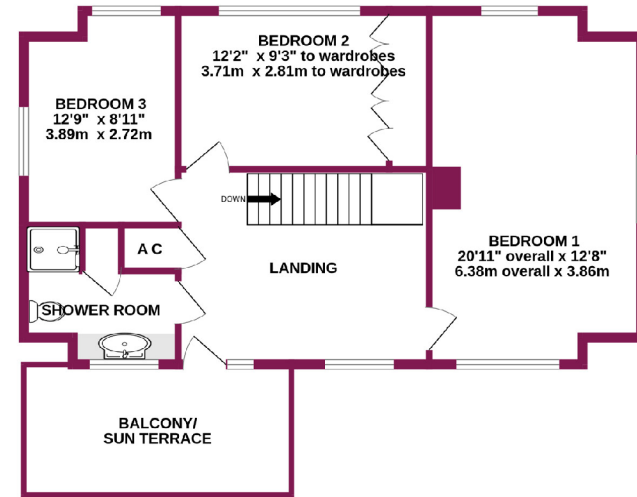
**N.B. An internal inspection is essential to appreciate the size of accommodation and everything on offer.**



GROUND FLOOR  
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1989 sq.ft. (184.8 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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