



14 Blondell Drive

Aldwick | Bognor Regis | West Sussex | PO21 4BQ

Price £435,000
FREEHOLD

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Features

- **Link-Detached 3 Bedroom House**
- **Superbly Presented Throughout**
- **Favoured Location Close To Amenities**
- **NO ONWARD CHAIN**
- **1,398 Sq Ft / 129.9 Sq M (Inc. Bike Store & Hobbies Room)**

Current EPC Rating: D (68)

Council Tax: Band E £2,686.16 p.a. (Arun District Council / Aldwick 2024-2025)

Situated in a favoured residential location, close to the amenities in Rose Green including the doctor's surgery and library, along with Rose Green Infant and Junior schools and within three quarters of a mile walk to the beach, this superbly presented and much improved link-detached house is offered For Sale with No Onward Chain.

The accommodation in brief comprises entrance hall, cloakroom/wc, open plan living/dining room, front aspect modern fitted kitchen, rear double glazed pitched roof conservatory, ground floor home office/hobbies room/4th bedroom (part of the former garage) with adjacent shower, landing, three bedrooms and a delightful modern bathroom.

In addition, the property offers double glazing, a gas heating system via radiators, an open plan frontage, block paved driveway providing on-site parking, bike store/secure storage at the front of the former garage and a delightful fully enclosed rear garden.

A covered storm porch with courtesy light protects the double glazed front door which opens into the welcoming entrance hall which has a built-in cloaks storage cupboard housing the electric consumer unit, radiator, glazed double casement doors with flank natural light glazed panel to the open plan living/dining room, door and step down to the home office/hobbies room, door to the ground floor walk-in shower with shower enclosure and heated towel rail and door to the ground floor cloakroom, which has an obscure double glazed window to the side, close coupled wc, wash basin and heated towel rail.

The open plan living/dining room is a bright and airy homely space, with fitted carpet, carpeted easy-rise staircase to the first floor with hand rail/balustrade in the dining area, two radiators, door to the kitchen and double glazed French doors with flank panelling to the rear into the pitched roof conservatory, which has two radiators and provides access into the rear garden via further double glazed French doors.

CA465 - 03/25





The kitchen is positioned at the front of the property and boasts a comprehensive range of modern units complemented by light work-surfaces, an inset 4 ring electric hob with hood over, eye level double oven, dishwasher, washing machine, wine cooler and space and plumbing for an American style fridge/freezer, along with a double glazed window to the front, double glazed door to the side, radiator and cupboard housing the gas boiler. The ground floor also offers a versatile home office/hobbies room/potential 4th bedroom with a double glazed window to the rear.

The first floor landing has a high level double glazed window to the side over the staircase, an access hatch to the loft space and built-in airing cupboard. Doors lead to the three bedrooms and family bathroom. Bedroom 1 is positioned at the rear of the property being a dual aspect room with double glazed window to the rear, two double glazed windows to the side, radiator, fitted carpet and two built-in double wardrobes. Bedroom 2 has a double glazed window to the front, small double glazed window to the side, radiator, fitted carpet and two built-in double wardrobes, while bedroom 3 has a double glazed window to the rear, fitted wardrobe/shelf unit, radiator and fitted carpet.

In addition, the first floor has a superb bathroom with two double glazed windows to the side, free-standing roll top bath, 'his and hers' dual sink unit with storage under, close coupled wc, extractor and modern heated towel rail.

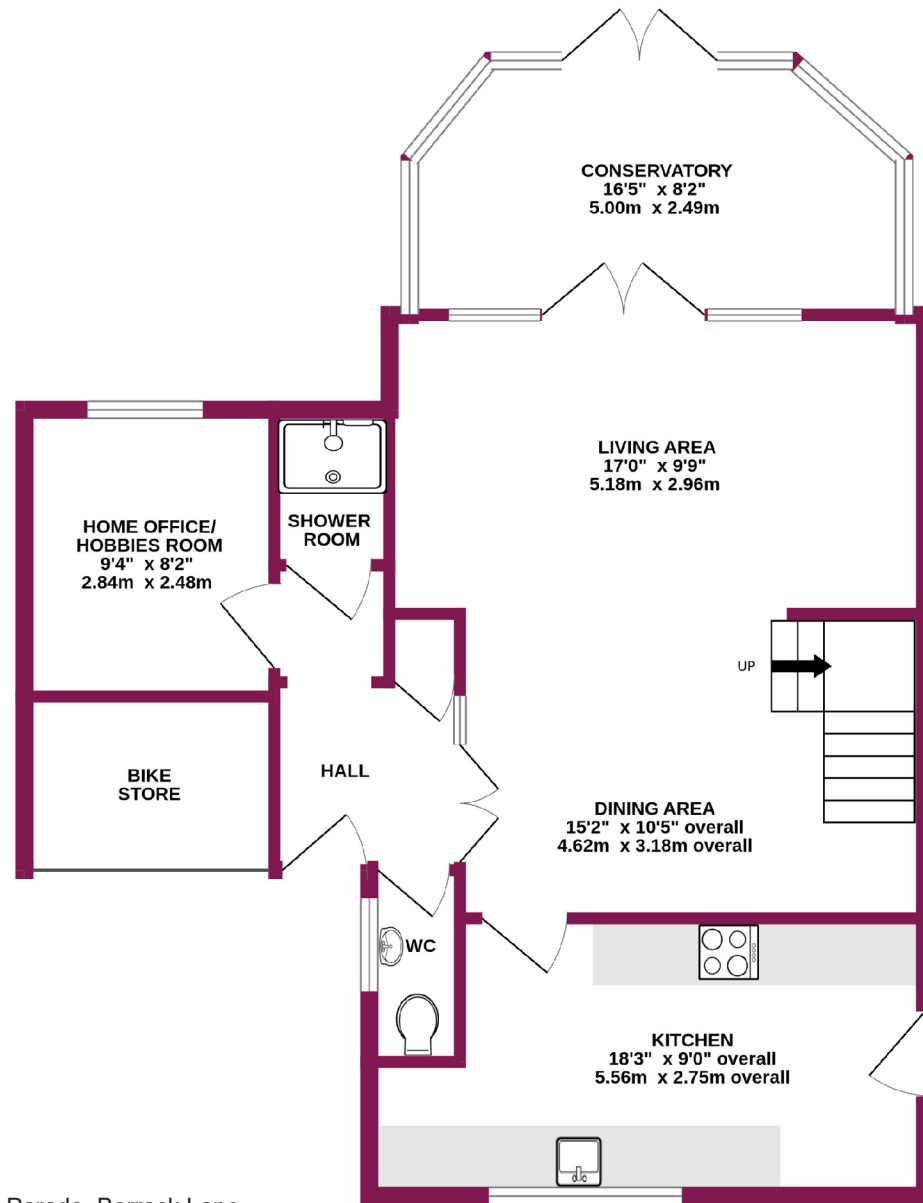
The fully enclosed rear garden has a lawn with spaced paving leading to a decked sitting area at the rear, along with a generous timber storage shed positioned behind the hobbies room.

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

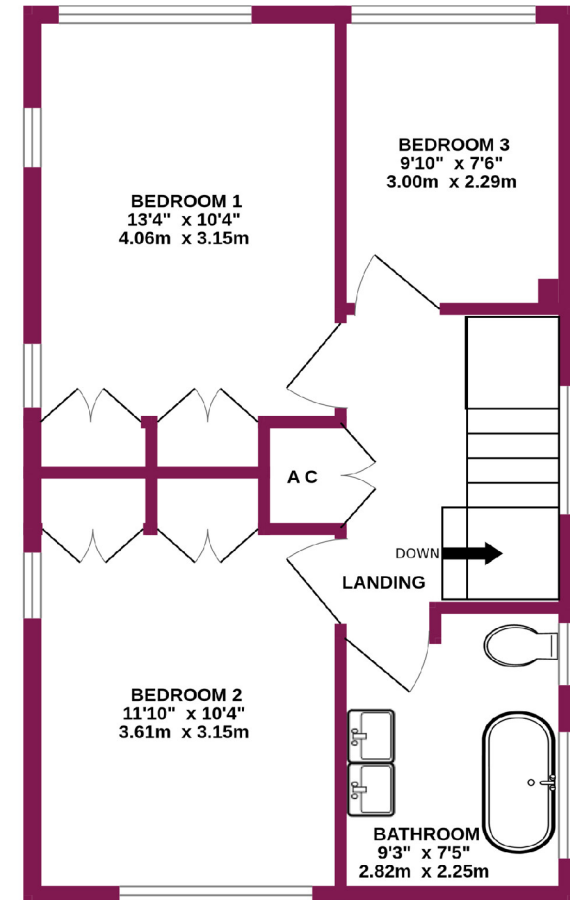




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1398sq.ft. (129.9 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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