



## 5 Langley Grove, Aldwick

Guide Price £395,000

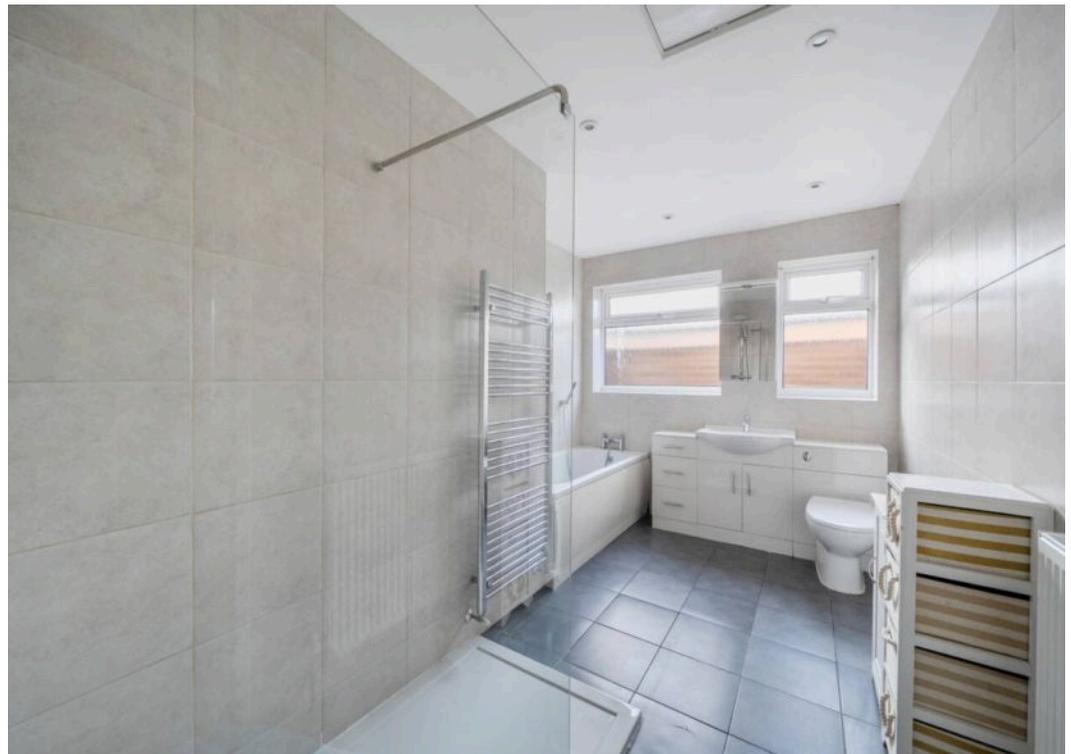
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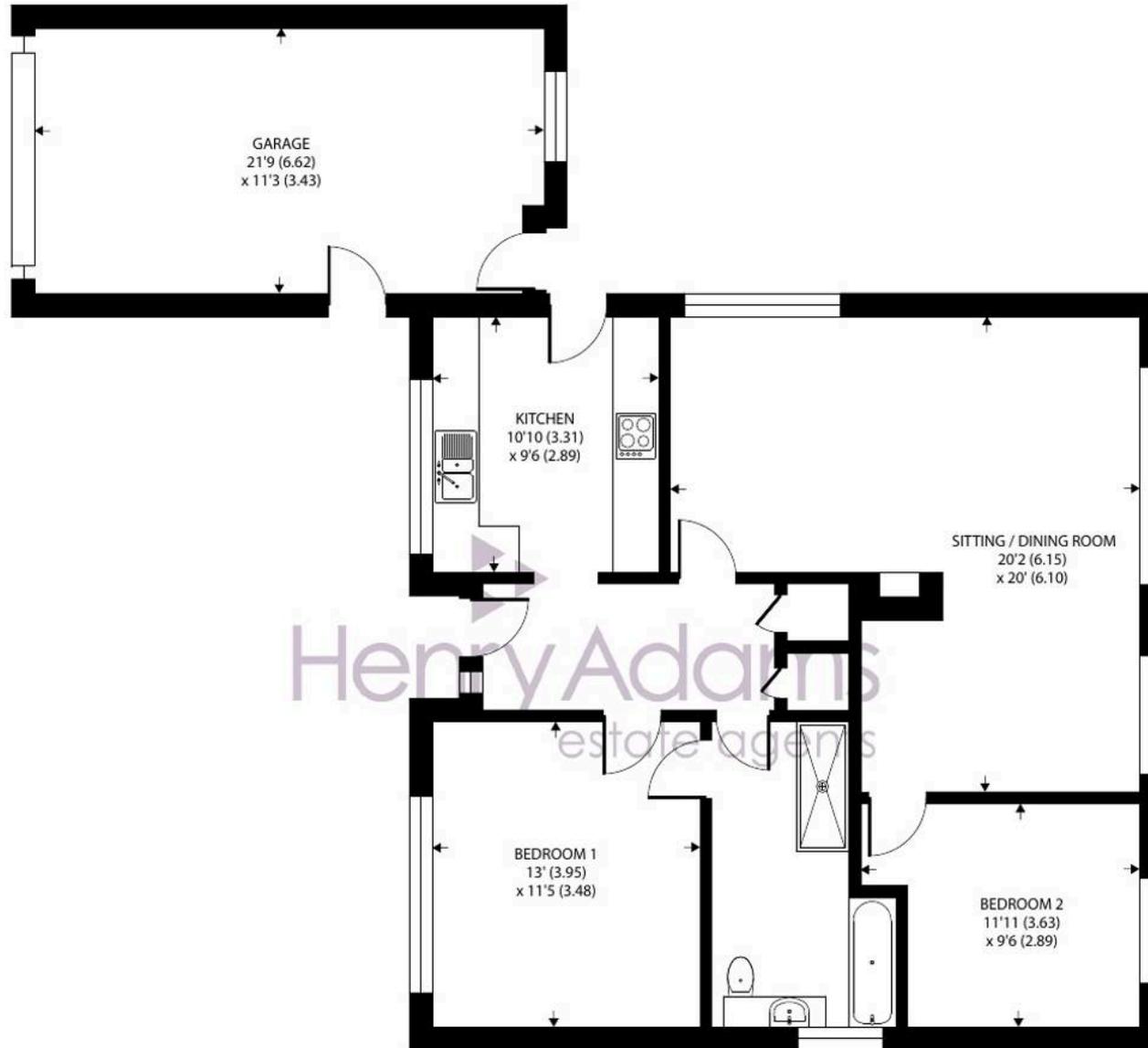
- Detached Bungalow
- Large 'L' Shaped Reception
- Excellent Fully Fitted Kitchen
- Two Large Bedrooms
- Excellent Condition
- Pretty Garden
- Wider than Average, Insulated Garage
- Quiet Cul-de-Sac
- No Onward Chain

Situated in a peaceful cul-de-sac, this impressive two bedroom detached bungalow presents an exceptional opportunity for buyers seeking a spacious and well maintained home in excellent condition.

Originally configured as a three bedroom property, the bungalow now offers two generously proportioned bedrooms. The heart of the home is a substantial 'L' shaped reception room, ideal for both relaxing and entertaining, with flexible zones for dining and living. The fully fitted kitchen has been thoughtfully designed to a high standard, featuring a comprehensive range of integrated appliances, plentiful storage solutions, and stylish work surfaces, making it perfect for keen cooks or those who enjoy hosting. Throughout the property, the décor is neutral and tasteful, creating a bright and welcoming environment that is ready to move into without the need for further work. The home's layout is particularly well suited to those seeking single level living, with wide hallways and easy access to all rooms.







GROUND FLOOR

## Langley Grove, Bognor Regis

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 241 sq ft / 22.3 sq m

Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026.  
Produced for Henry Adams. REF: 1422488

Additional features include a wide garage, which is insulated and heated, so ideal for car enthusiasts both for working and storing that valuable vintage car. The property is offered with no onward chain, ensuring a straightforward purchase process. The pretty garden is not too big and wraps around two sides of the property. There is a large, fully functional fish tank containing several huge Ghost Carp which the vendor is happy to leave or remove.

Located in a quiet, sought after neighbourhood, this bungalow combines the best of peaceful residential living with convenient access to local amenities, transport links, and essential services. Whether you are downsizing, searching for a comfortable retirement property, or looking for a versatile home with scope to personalise, this detached bungalow offers a rare blend of space, quality, and location.

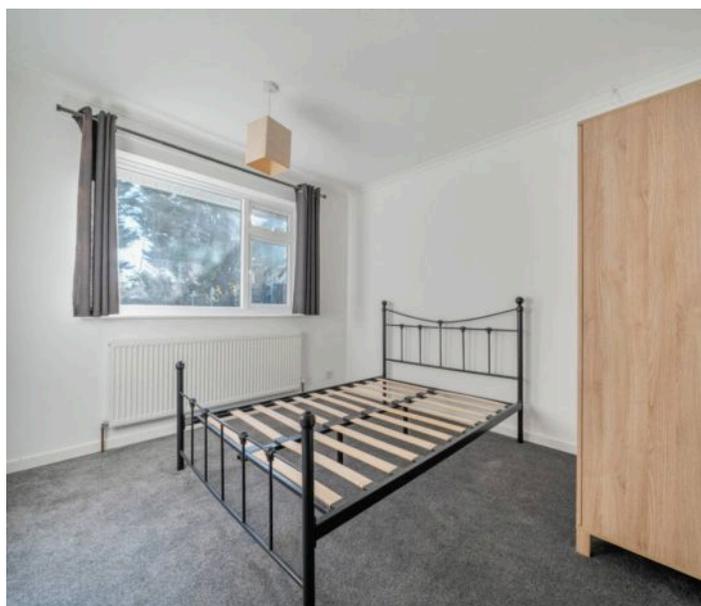
The property is well positioned in Aldwick with access to the Nyetimber and Rose Green village. It offers a range of local facilities including an infant and junior school, doctors surgery, pharmacy, post office, library, convenience store, family butcher/fishmonger and hardware store. Bus services pass nearby and gives access to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///Takes.solid.wonderful

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Bognor and Aldwick

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.