



1 Tangmere Gardens

Aldwick | Bognor Regis | West Sussex | PO21 4BE

Price £485,000

Freehold

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AL485 - 03/26

Features

- **Superbly Appointed Detached House**
- **Full Internal Refurbishment**
- **3 - 4 Bedrooms & Extended Open Plan Living Room**
- **Newly Fitted Kitchen & Separate Utility Room**
- **Newly Fitted Cloakroom & Bath/Shower Room (2 wcs)**
- **Close To Amenities, Doctor's Surgery & Bus Services**
- **Completely Redecorated Throughout & Newly Fitted Floor Coverings**
- **No Onward Chain**
- **1,117.5 Sq Ft / 103.8 Sq M (Plus Garage)**

Occupying a cul-de-sac position, close to amenities including the doctor's surgery and bus routes and approximately half a mile walk to the nearby beach, this extended, detached home is offered for sale with no onward chain and is literally, ready to move into, having been sympathetically and tastefully updated, including skimmed ceilings, new decor, new boiler and electrics.

The bright and airy accommodation comprises entrance porch/lobby, ground floor cloakroom, open plan through living/dining room, newly fitted L - shaped kitchen/breakfast room with integrated appliances, separate utility room, highly versatile additional reception/ground floor bedroom 4, first floor landing, three bedrooms and newly fitted bath/shower room. The property also offers double glazing, a gas heating system via radiators, driveway providing on-site parking, a garage and a good size rear garden.

The double glazed front door opens into the porch/lobby with a natural light double glazed window to the side. An inner part glazed door leads into the living room, while a further door opens to the ground floor cloakroom with white suite of wc and wash basin, along with a high level window to the side.

The open plan living/dining room is a generous through room which has a window to the front, carpeted staircase to the first floor with hand rail, feature wall mounted modern fireplace and patio doors at the rear providing access into the rear garden. A wide opening leads through to the newly fitted kitchen/breakfast room which has a window to the rear and boasts a comprehensive range of fitted units and work surfaces incorporating a breakfast bar, integrated electric hob with hood over and oven under, concealed integrated fridge/freezer and dishwasher, 1 1/2 bowl single drainer sink unit with mixer tap and splash back surround.

A door from the kitchen opens into the separate utility room which has further fitted work surface and base unit, a second sink unit with splash back surround and space and plumbing for a washing machine and dryer. A walkway from the kitchen leads into a side lobby area with a double glazed door to the side and doors to the adjoining garage and versatile second reception room/ground floor bedroom 4, which has a window to the rear and lends itself to a multitude of uses.

The garage houses the recently installed gas combination boiler and modern electric consumer unit, along with the meters and has power, light and an up and over door at the front.



The first floor landing has a natural light double glazed window to the side, hatch to loft space, built-in over stair linen/storage cupboard and doors to the three bedrooms and fully refitted bath/shower room.

Bedroom 1 is a good size double room positioned at the rear of the property with a window to the rear and fitted mirror fronted double wardrobe. Bedrooms 2 and 3 are both front aspect rooms.

The bath/shower room has been newly fitted with a white suite of corner glazed shower enclosure with dual shower unit, bath, wc and wash basin with storage under, along with a window to the rear.

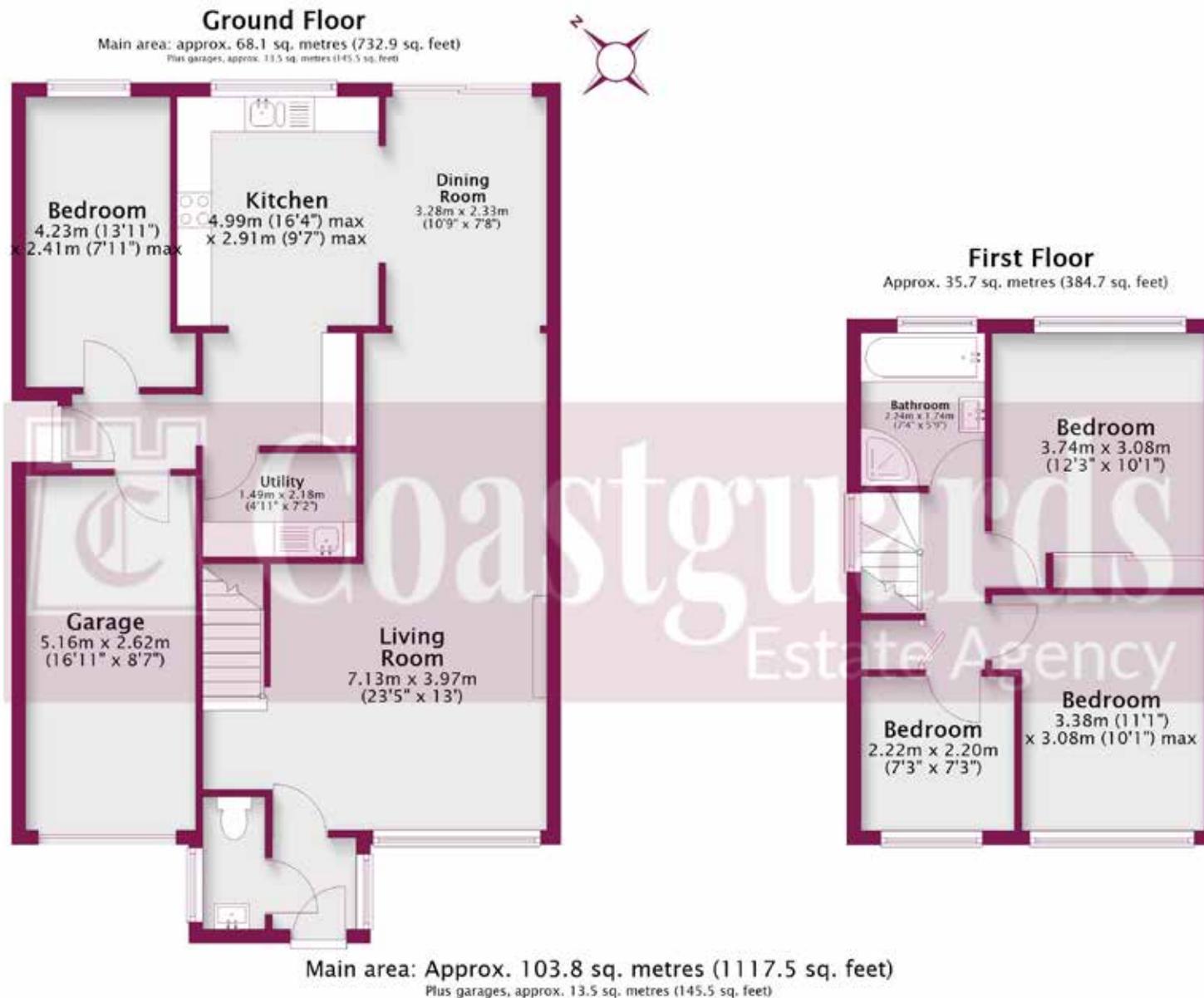
Please Note: All floor coverings throughout have been newly fitted.

Externally, the property has a driveway to the front providing on-site parking, along with a lawn with flower and shrub borders. Pathways lead to both sides with gates to the rear. The rear garden is a good size and is very much a blank canvass being predominately laid to lawn with paved sitting areas, established beds and borders, established trees and shrubs, and a timber summer house.

Current EPC Rating: Band D (63)

Council Tax: Band E £2,816.58 (Arun District Council / Aldwick 2025-2026)





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