



53 Pinehurst Park | Aldwick | Bognor Regis | West Sussex | PO21 3DX

£325,000 Guide Price | Freehold

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JUST BUNGALOWS

53 Pinehurst Park

Aldwick | Bognor Regis | West Sussex | PO21 3DX

- Semi-Detached Bungalow
- Sought After Cul-De-Sac Position
- 3 Bedrooms
- Double Glazing & Gas Heating (Radiators)
- Southerly Rear Garden
- NO ONWARD CHAIN
- 1,025 Sq Ft / 95.2 Sq M (Including Garage)

Occupying a sought after cul-de-sac position on the outskirts of Bognor Regis within the Parish of Aldwick, this semi-detached bungalow has been incredibly well cared for throughout the years and is offered For Sale with No Onward Chain.

The accommodation in brief comprises entrance hall, kitchen, rear living room leading into a double glazed conservatory, study/hobbies room/bedroom 3, bedroom 1 with built-in wardrobes, guest bedroom 2, shower room and separate wc.

The property also offers double glazing, a gas heating system via radiators, driveway, garage and good size southerly rear garden.

A storm porch with courtesy light and glazed panelling protects the double glazed front door positioned at the side of the property, which opens into a welcoming entrance hall which has a built-in cloaks storage cupboard housing the gas meter, additional built-in storage cupboard (former warm air boiler cupboard) and an access hatch to the loft space, which houses the modern gas boiler. Doors from the hallway lead to the kitchen, living room, bedrooms 1 and 2, the shower room and separate wc, which has a double glazed window to the side and corner wash basin.

The kitchen is a very much a blank canvas with original storage units and work surfaces, a stainless steel, single drainer sink unit, space for a cooker and appliances, serving hatch through to the living room, cupboard housing the electric consumer unit, double glazed window and double glazed door to the side.

The living room is a good size room measuring 19' 11" x 12' with door to the adjoining study/hobbies room/bedroom 3, which has a double glazed window to the rear and could be incorporated into the kitchen to create a kitchen/diner (subject to the necessary consents).

A double glazed sliding door at the rear of the living room leads through to the double glazed conservatory which provides access into the southerly rear garden via double glazed French doors.

Bedrooms 1 and 2 are both positioned at the front of the property, both with double glazed windows, with Bedroom 1 benefiting a built-in double wardrobe and built-in airing cupboard housing the lagged hot water cylinder.

In addition, there is a shower room with shower cubicle with fitted shower unit, shaped wash basin with storage cupboard under, tiled walls and an obscure double glazed window to the side.



Ref: GO325 - 02/25



Externally, there is an open plan frontage laid to gravel for ease of maintenance, a block paved driveway to the side, leading to the garage which has power, light and an up and over door. A gate to the side from the driveway leads into the established southerly rear garden which boasts a generous lawn, paved terrace, mature hedgerow at the rear, greenhouse and timber storage shed.

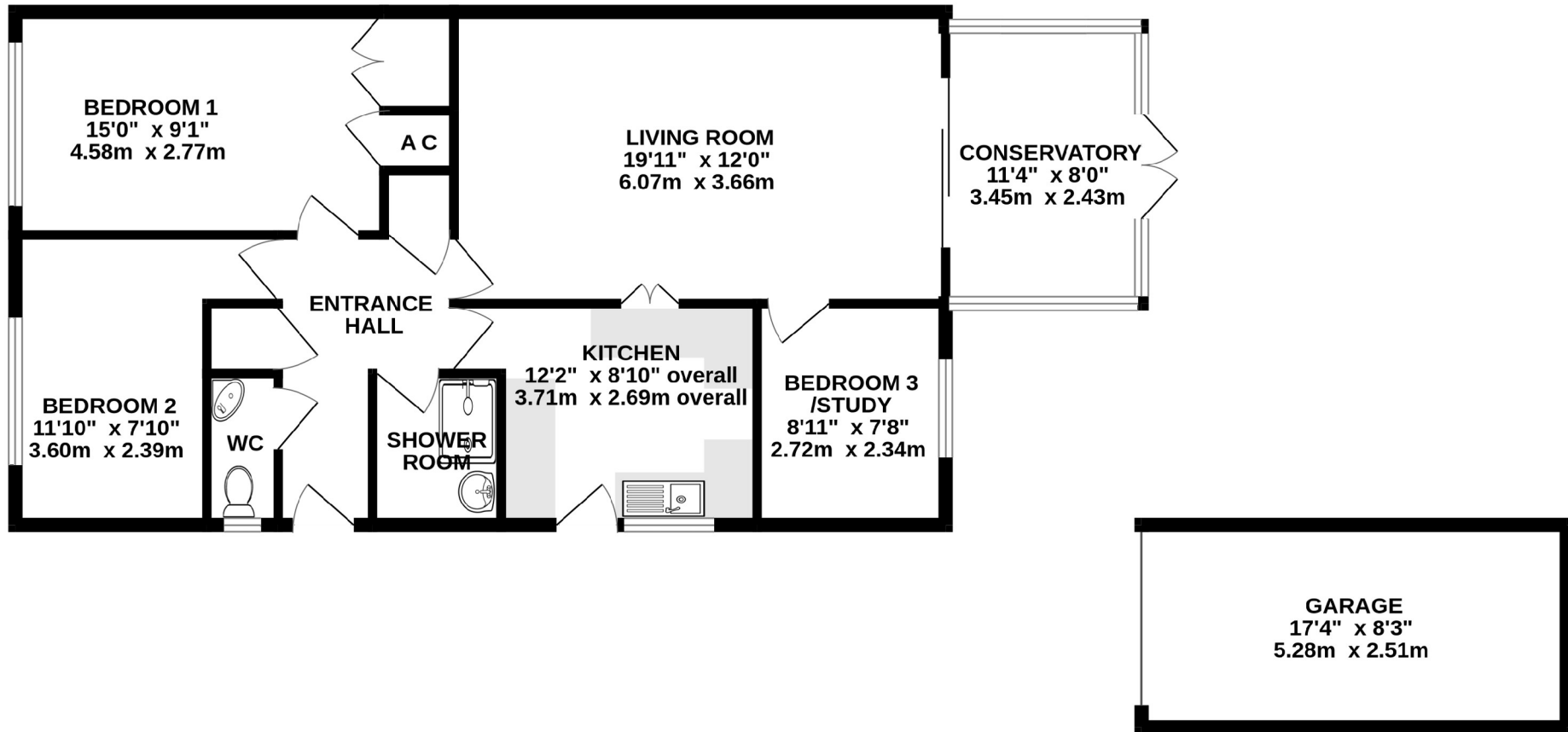
Current EPC Rating: D (67) **Council Tax:** Band C £1953.58 (Arun District Council/Aldwick 2024 -2025)

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GROUND FLOOR

1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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.