



25 Boxgrove Gardens | Aldwick | Bognor Regis | West Sussex | PO21 4BB

Guide Price **£450,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 25 Boxgrove Gardens

Aldwick | Bognor Regis | West Sussex | PO21 4BB

- **Detached Single Storey Residence**
- **3 Bedrooms**
- **Close To Doctors Surgery & Bus Routes**
- **NO ONWARD CHAIN**
- **1,109 Sq Ft / 103.0 Sq M (inc. garage)**

Positioned within a favourable residential setting, providing an ease of access to the doctor's surgery, library and regularly routed bus services and approximately half a mile of the beach, this detached single storey residence is offered for sale with No Onward Chain. The accommodation comprises entrance hall, front aspect living room with doors to an adjoining dining room, kitchen, three bedrooms and generous bath/shower room. The property also offers double glazing, a gas heating system via radiators, driveway providing on-site parking, a garage and fully enclosed rear garden.

The front door with natural light flank double glazed panel, positioned at the side of the property, leads into a generous entrance hall with solid oak wood flooring, access hatch to the loft space and built-in double fronted cloaks/airing cupboard housing the lagged hot water cylinder. Doors lead from the hallway to the kitchen, living room, 3 bedrooms and bath/shower room.

The kitchen is a side aspect room with double glazed window and double glazed door providing access to the side. The kitchen boasts a comprehensive range of modern units and work surfaces with an inset 1 1/2 bowl single drainer sink unit, integrated 4 burner gas hob with hood over and oven under, space and plumbing for a washing machine and space for an under counter appliance, along with a cupboard housing the wall mounted modern gas boiler and tiled flooring. A glazed casement style door leads from the kitchen to the adjoining dining room which has a double glazed window to the front, wood effect flooring and glazed double casement doors with matching flank panelling to the side into the adjacent living room, which boasts a large double glazed window to the front, solid oak wood flooring and fireplace housing a recessed coal effect gas fire.

Bedrooms 1 and 2 are both positioned at the rear of the property, both with large double glazed windows enjoying a pleasant outlook into the rear garden and both with solid oak wood flooring. Bedroom 3 is a side aspect room with double glazed window and solid oak wood flooring.

In addition, the property has a generous bath/shower room with panel bath with Antique style mixer tap/shower attachment, corner shower enclosure with fitted shower, wc, wash basin, ladder style heated towel rail, tiled splash backs and tiled flooring, along with two obscure double glazed windows to the side.

Externally, the property has an open plan frontage with generous driveway providing on-site parking for approximately three vehicles in front of the garage which has an up and over door to the front, power, light, plumbing for a washing machine/tumble dryer and window to the rear. A gate between the garage and the property leads into the fully enclosed rear garden, which is predominantly laid to lawn with a generous paved terrace, mature trees and timber storage shed.



Ref: YO450 - 03/25



**Current EPC Rating: D (63)**

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

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# GROUND FLOOR

1109 sq.ft. (103.0 sq.m.) approx.

TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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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