



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

£325,000 Guide Price | Freehold

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JUST BUNGALOWS

65 Pinehurst Park

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- **Semi-Detached Bungalow**
- **2 - 3 Bedrooms**
- **Contents/Furniture To Be Included in The Sale**
- **Double Glazing & Warm Air Heating**
- **Southerly Rear Garden**
- **NO ONWARD CHAIN**
- **934 Sq Ft / 86.8 Sq M (Including Garage)**

First time to the open market, this semi-detached bungalow was originally purchased new in 1976 and has remained in the same family ownership since, having been well cared for throughout the years. The property is offered for sale with 'No Onward Chain' and occupies a sought after cul-de-sac position on the outskirts of Bognor Regis, within the Parish of Aldwick,

The accommodation in brief comprises entrance hall, kitchen, rear living room with adjoining reception room/third bedroom, two double bedrooms, a bathroom with original suite and separate wc.

The property also offers double glazing, a warm air heating system (boiler approx. 3 years old), on-site parking via the 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 shelved storage cupboard housing the gas meter, an access hatch to the loft space and an additional built-in cupboard housing the modern warm air boiler. Doors from the hallway lead to the kitchen, living room, bedrooms 1 and 2, the bathroom and separate wc, which has a double glazed window to the side.

The kitchen has a range of original fitted units and work surfaces, a stainless steel, single drainer sink unit, serving hatch through to the living room, cupboard housing the electric fuse box, a double glazed window and double glazed door to the side, along with free standing appliances.

The living room is a good size room measuring 20' 4" x 12' and provides access into the rear garden via double glazed French doors with flank double glazed panelling. A door to the side from the living room leads into a versatile adjoining room currently utilised as a small dining room which lends itself to multiple uses such as a study, hobbies room, third bedroom, 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).

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 bathroom with coloured suite of bath with mixer tap/shower attachment, pedestal wash basin, tiled walls and an obscure double glazed window to the side.

Externally, there is an open plan frontage, a driveway leading to the garage with replacement up and over door, gate to the side leading into the established southerly rear garden with generous lawn, paved terrace, mature hedgerow at the rear, greenhouse and timber storage shed.



Ref: STR325 - 04/25



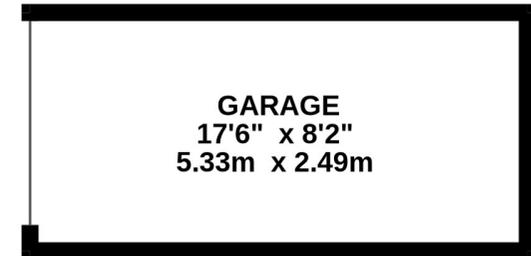
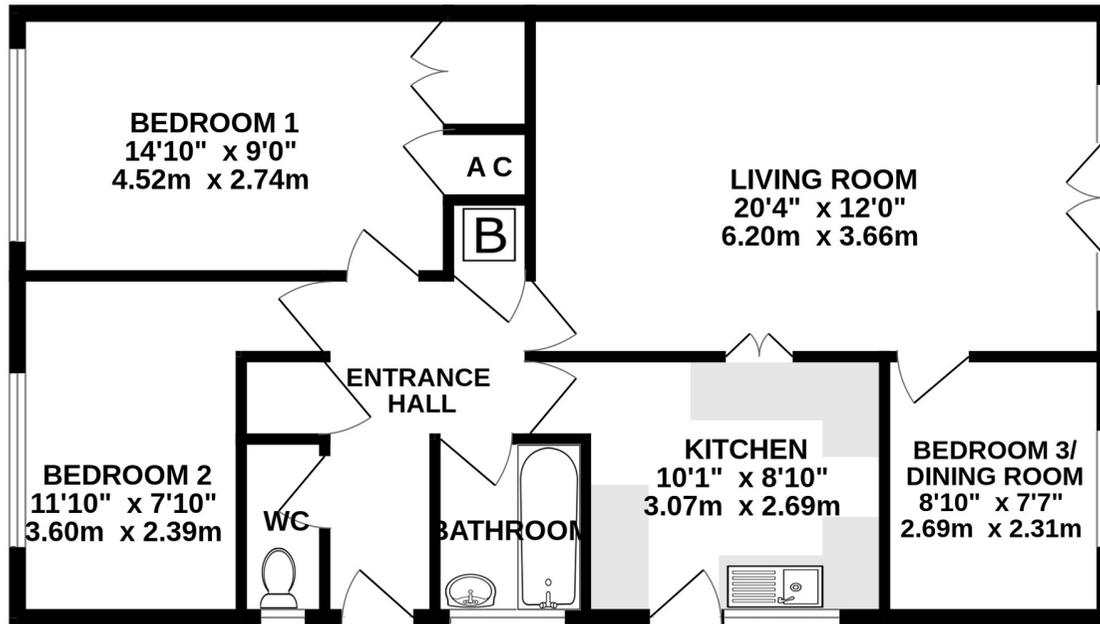
Current EPC Rating: D (66) Council Tax: Band C £2,048.42 (Arun District Council/Aldwick 2025 -2026)

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GROUND FLOOR

934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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