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ESTATE AGENTS

Sudbury Close, Aldwick, Bognor Regis
£425,000



This beautifully presented two-bedroom detached bungalow offers spacious and well balanced accommodation, ideal for those seeking comfortable single-level living in a desirable residential location. The property opens into a welcoming entrance hall leading through to a generous dual-aspect living room measuring over 20ft in length, creating a bright and inviting space for both relaxing and entertaining, leading into the conservatory, providing an additional reception area with direct access to the garden.

The kitchen is well-appointed with ample cupboard and worktop space, complemented by a separate utility room for added practicality and storage, as well as providing direct access onto the garden.

Both bedrooms are well proportioned bedrooms, with the principal bedroom being generous in size and benefits from fitted wardrobes. A modern bathroom completes the internal accommodation.

Outside, the bungalow enjoys a private rear garden, while further benefits include a detached larger than average garage, driveway parking, double glazing and gas central heating.

Situated within a quiet and convenient location close to local amenities and transport links, this attractive home offers excellent potential for a range of buyers and is presented in move-in-ready condition. Early viewing is highly recommended.



Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts and stretches all the way over to Felpham. Marine Park Gardens is also a point of interest and consist of a waterfront Park with a stunning array of well maintained flower displays, a fountain and a seasonal 18 hole putting green. The area also benefits from many notable waterfront Pubs and Restaurants. Within easy access to the popular Village of Rose Green as well as Aldwick Shopping Parade where a comprehensive variety of amenities can be found.

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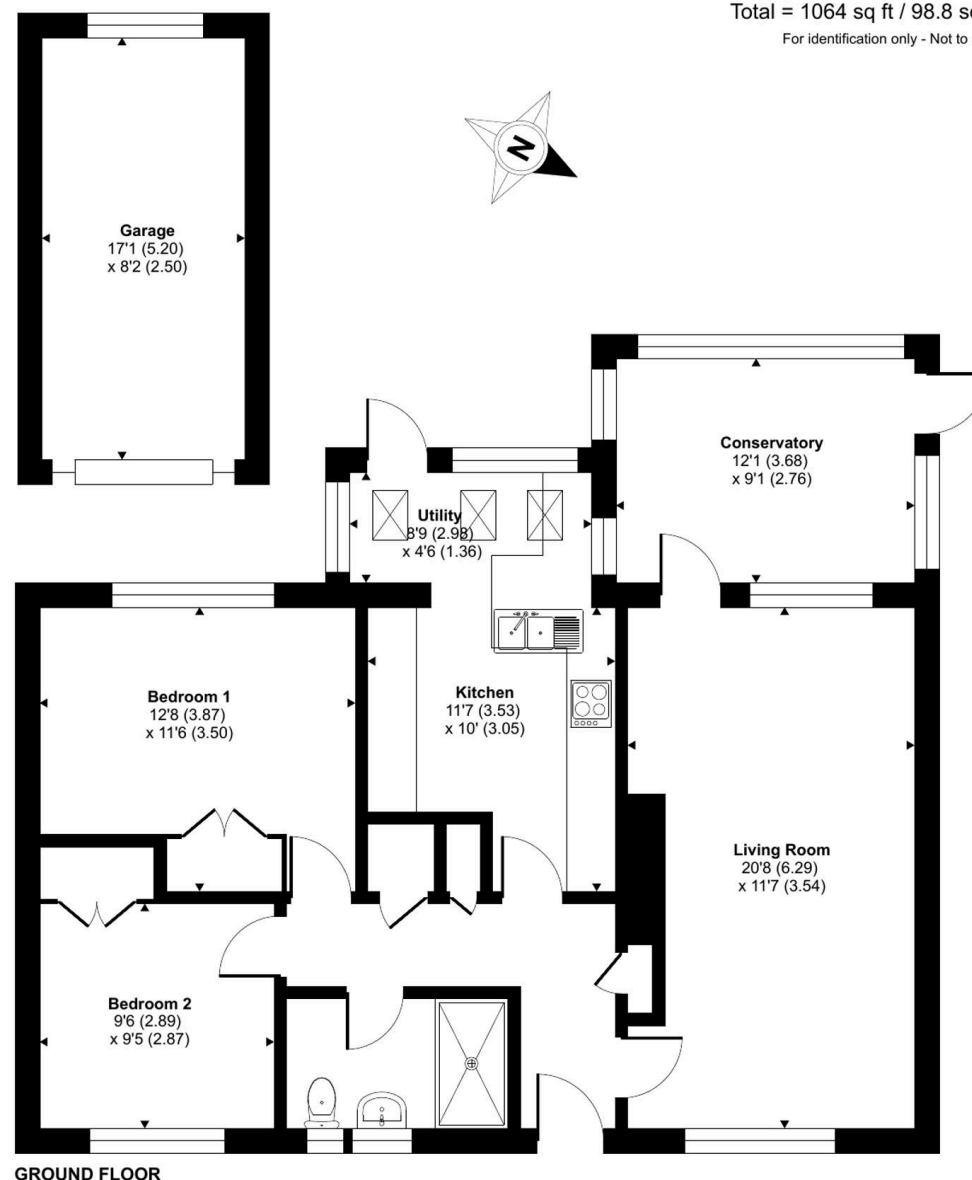
Sudbury Close, Bognor Regis, PO21

Approximate Area = 924 sq ft / 85.8 sq m

Garage = 140 sq ft / 13 sq m

Total = 1064 sq ft / 98.8 sq m

For identification only - Not to scale





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: