



22 The Oaks

Aldwick | Bognor Regis | West Sussex | PO21 3AE

Offers Over £450,000
Freehold

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Features

- **Extended Two Storey Residence**
- **3 Double Bedrooms (Principal With En-suite Shower Room)**
- **Large Open Plan Kitchen/Dining/Family Room**
- **L-shaped Living Room & Versatile Sitting Room/Home Office/Bedroom 4**
- **Double Glazing & Gas Heating System (Radiators)**
- **Popular Cul-de-Sac Setting Close To Duckpond & Bus Routes**
- **1,266 Sq Ft / 117.6 Sq M (Plus Garage)**

Occupying a cul-de-sac position, close to the Aldwick Duck Pond and regularly routed bus services, this delightful family home has been greatly improved by the current owner occupiers to provide spacious ground floor living, along with three double bedrooms on the first floor.

The well presented accommodation comprises: central entrance hall, ground floor cloakroom/wc, highly versatile sitting room/home office/ground floor bedroom 4, generous L-shaped living room, impressive full width, vaulted, open plan kitchen/dining/family room at the rear, first floor landing, principal bedroom with updated en-suite shower room, two further double bedrooms and a family bathroom.

The property, which has been tastefully decorated throughout, also offers double glazing, a gas heating system via radiators, on-site parking via the driveway, an integral garage which is currently utilised as a gym with a utility area and a fully enclosed westerly rear garden.

A covered storm porch protects the double glazed front door which opens into the entrance hall with an easy-rise carpeted staircase to the first floor with useful under stair storage cupboard. Doors lead from the hallway to the living room, versatile sitting room/home office/ground floor bedroom 4 and ground floor cloakroom, which offers a white suite of wc and wash basin with storage under, high level electric consumer unit and a window to the front.

The 'L shaped living room is of a good size with a window to the side and part glazed door to the rear, which leads through to the bright and airy open plan impressive kitchen/dining/family room, which boasts a vaulted ceiling with two large double glazed skylights, a window to the rear and sliding doors to the rear providing access to the rear garden. The kitchen itself boasts a comprehensive range of fitted units and work surfaces incorporating a breakfast bar, integrated electric hob with hood over and twin ovens under, along with a warming drawer, concealed integrated dishwasher, wine cooler and space and plumbing for an American style fridge/freezer. A door leads from the kitchen to the adjoining integral garage, which is currently utilised as a home gym and boasts a fitted unit and work surface with space and plumbing for a washing machine and dryer, along with power, light and an electrically operated vertical roller door at the front.

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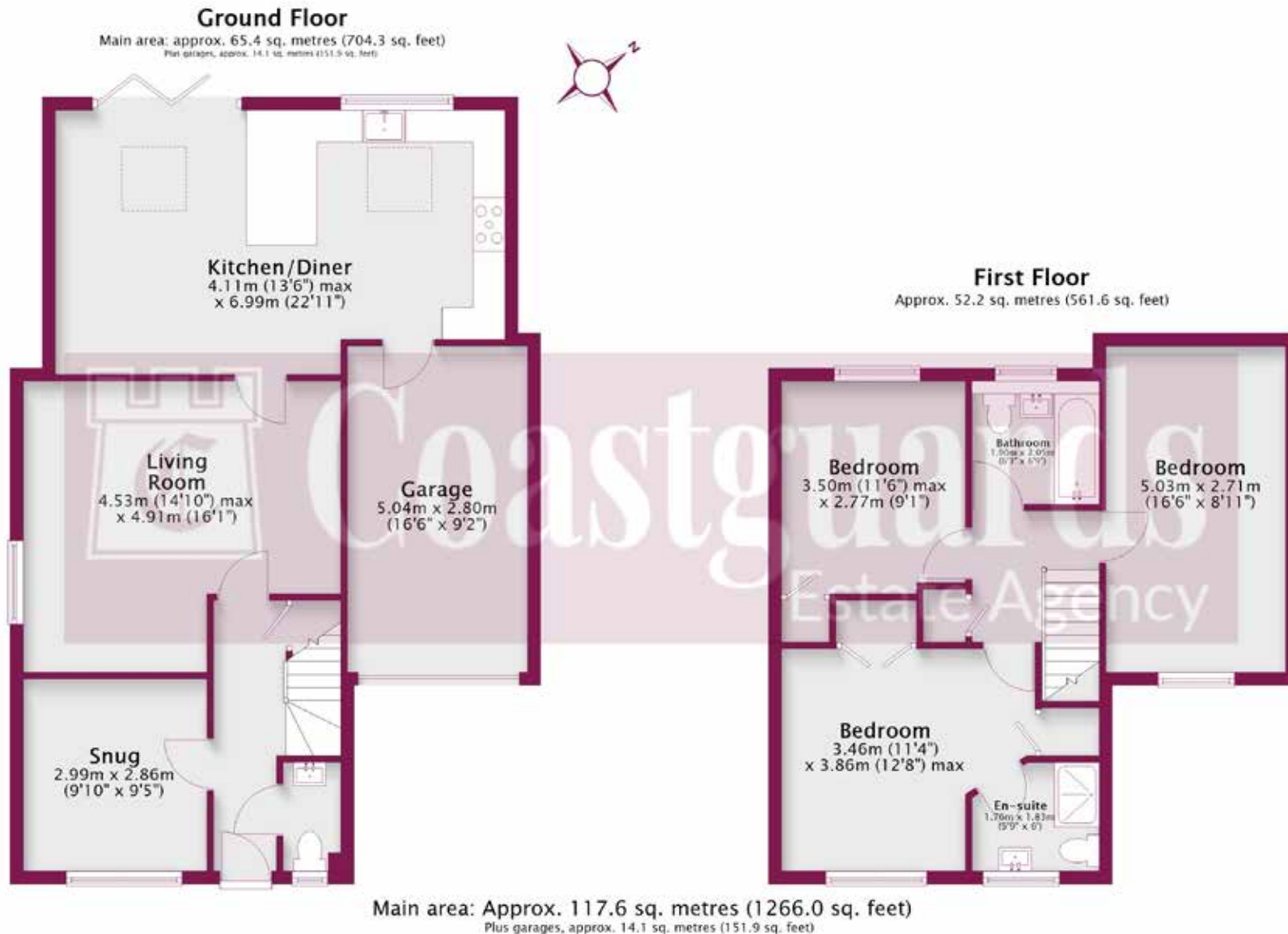
In addition, the ground floor provides a highly versatile separate reception room at the front of the property, which can lend itself to a multitude of uses from home office, playroom, sitting room, bedroom etc, which houses the wall mounted modern gas boiler and has a window to the front.

The first floor landing has an access hatch to the loft space and a built-in airing cupboard housing the Megaflow hot water cylinder. Replacement panel doors lead from the landing to the three bedrooms and bathroom. Bedroom 1 is positioned at the front of the property and benefits a large built-in double wardrobe and useful over stair built-in storage cupboard. A door leads to the en-suite shower room which has been tastefully updated with a white suite of oversize glazed shower enclosure with dual shower unit, wc, wash basin with storage under, tiled splash back, heated towel rail and a window to the front. Bedrooms 2 and 3 are both good size double rooms, with bedroom 2 having a window to the rear and built-in wardrobe/storage cupboard, while Bedroom 3 has a window to the front and is positioned over the garage. The bathroom has a window to the rear, bath with mixer tap/shower attachment and fitted glazed shower screen, wc, wash basin with storage under and heated towel rail.

Externally, there is a driveway to the front, along with a gate to the side with a pathway leading through to the fully enclosed rear garden with patio, lawn and decked area at the rear.

Current EPC Rating: Band C (73) **Council Tax:** Band £2,418.38 (Arun District Council / Aldwick 2026-2027)





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