Coastguards



3 Mauldmare Close

Aldwick | Bognor Regis | West Sussex | PO21 3SB

Offers Over £525,000

Freehold

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WA525 - 11/26

Features

- **An Extended Detached Single Storey Residence**
- **Cul-de-Sac Position Within Favoured Residential Setting**
- **Two Double Bedrooms (Principal With Dressing Room & En-Suite Shower Room)**
- **Open Plan Kitchen/Dining Room**
- **Living Room With Access To The Rear Garden**
- **Exceptionally Well Presented Throughout**
- **Double Glazing & Gas Heating (Warm Air)**
- **Driveway & Garage**
- **Complete Onward Chain**
- **925.9 Sq Ft / 86 Sq M**

Situated in a quiet cul-de-sac, within a favoured residential setting, close to the beach and amenities, this superbly presented detached bungalow has been tastefully and sympathetically improved by the current owner occupier and is offered for sale with a complete onward chain.

The bright and airy accommodation comprises: central hallway, dual aspect living room at the rear, open plan kitchen/diner, principal bedroom with adjoining extended dressing room and en-suite shower room, guest double bedroom and re-fitted main shower room with second wc.

The property also offers double glazing, a warm air heating system, on-site parking, garage at the rear and landscaped fully enclosed secluded rear garden.

A storm porch protects the recessed double glazed front door, which leads into a central hallway with built-in cupboard housing the warm air boiler and additional walk-in, part shelved, cloaks cupboard, along with an access hatch to the loft space, skimmed ceiling with inset down lighting and replacement doors to the two bedrooms, shower room and main living room.

The dual aspect main living room is of a good size, with a window to the side and French doors with flank natural light panelling to the rear, providing access into the rear garden, along with a skimmed ceiling with inset down lighting.

From the living room a glazed casement style door leads into the kitchen, while an open plan walkway leads through into the adjoining dining area. The kitchen/dining room has been tastefully re-fitted with a comprehensive range of matching units complemented by light grain wooden work surfaces with an inset Butler style sink unit and drainer, integrated ceramic four ring electric hob with hood over, eye level oven with adjacent pantry style cupboard, integrated concealed fridge/freezer, space and plumbing for a full size dishwasher and washing machine, matching dresser style unit with integral lighting, wine cooler, space for a table and chairs, skimmed ceiling with down lighting, along with a window to the rear and window and door to the side.












The principal double bedroom has a window to the front, fitted carpet, built-in wardrobe and built-in airing cupboard housing the lagged hot water cylinder. A walkway leads into the open plan extended adjacent dressing room, which has a window to the side and further range of fitted wardrobes, along with a feature glazed pocket door, which in-turn leads into the adjoining en-suite shower room which has an oversize walk-in shower enclosure with fitted shower, wash basin with storage under, enclosed cistern wc, further fitted storage units, heated towel rail, extractor and window to the front.

Bedroom 2 has a window to the front, fitted carpet and fitted wardrobes.

In addition, the property boasts a fully refurbished shower room, with over-size walk-in shower enclosure with glazed screen and fitted shower unit, wash basin with storage under, enclosed cistern wc, mirror with down light and wall mounted unit, heated towel rail, two windows to the side and an extractor.

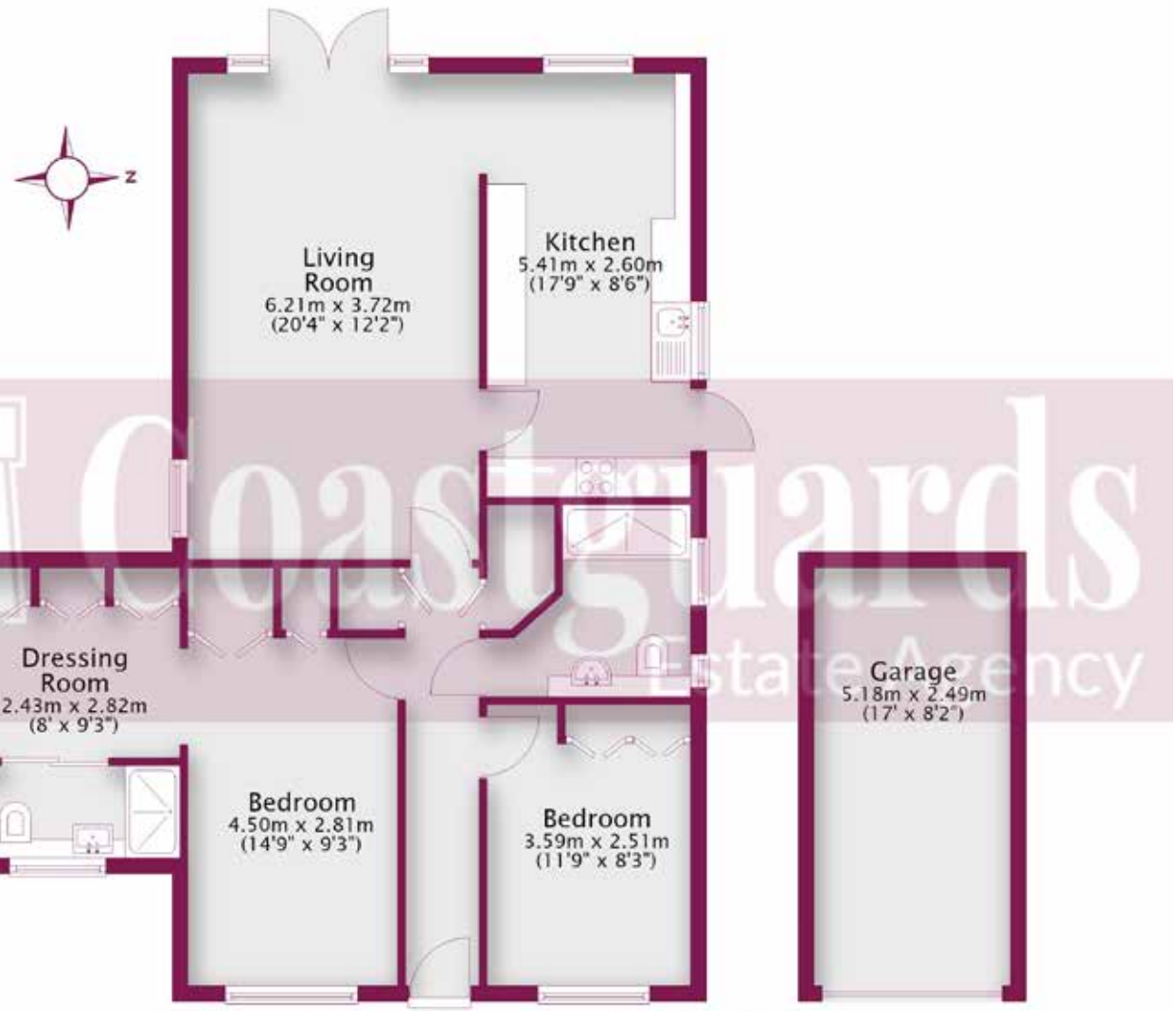
Externally, the property provides an open plan frontage with a double width driveway providing on-site parking. Double gates lead to a secure driveway which runs along the side of the property to the garage and rear garden. The garage has an up and over door at the front, power and light. The rear garden is a real feature of this delightful home with a generous paved terrace with circular central lawn, feature raised, well stocked, shaped bed, external lighting, timber summer house and large electric awning/sun canopy for alfresco dining.

Current EPC Rating: D (55) **Council Tax:** Band E £2,955.80 p.a. (Arun District Council / Aldwick 2026 - 2027)

Ground Floor

Main area: approx. 86.0 sq. metres (925.9 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.8 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.





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Coastguards Estate Agency