



WHITLOCKS
ESTATE AGENTS

5 Tyne Way, Bognor Regis
Guide Price £365,000

- Well Presented Semi-Detached Bungalow
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Dining Room
- Modern Fitted Shower Room
- Separate W/C
- UPVC Double Glazing and Warm Air Heating Throughout
- Secluded Rear Garden
- Driveway Leading to the Garage
- Situated in the Highly Sought After Aldwick Location





Nestled in the the highly desirable Aldwick area, this well-presented three-bedroom semi-detached bungalow offers the perfect blend of comfort, convenience, and modern living. Inside you will find a spacious lounge/dining room, ideal for relaxing or entertaining. The modern fitted kitchen is designed with both style and functionality in mind, offering ample storage and workspace. A contemporary fitted shower room and a separate W/C provide added practicality for everyday living.

This delightful home benefits from UPVC double glazing and warm air heating throughout, ensuring a cosy atmosphere all year round.

Outside, a secluded rear garden provides a peaceful retreat, perfect for enjoying outdoor dining or entertaining.

Completing the package is a driveway leading to a garage, offering off-road parking and additional storage.

With its prime location in Aldwick, close to local amenities and the stunning coastline, this property is a fantastic opportunity not to be missed.





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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

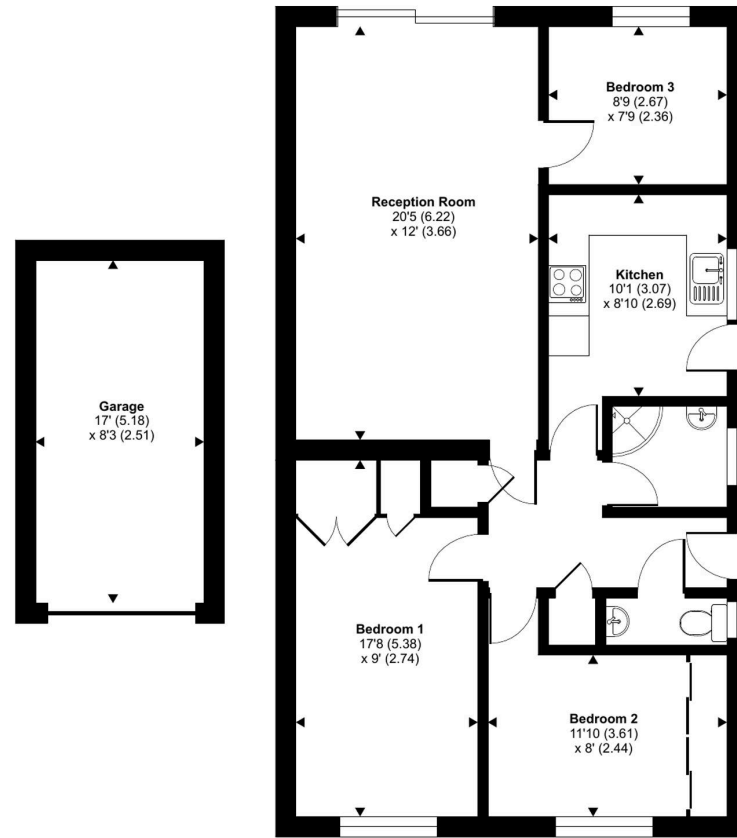
- Well Presented Semi-Detached Bungalow
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Dining Room
- Modern Fitted Shower Room
- Separate W/C
- UPVC Double Glazing and Warm Air Heating Throughout
- Secluded Rear Garden
- Driveway Leading to the Garage
- Situated in the Highly Sought After Aldwick Location



Tyne Way, PO21

Approximate Area = 836 sq ft / 77.7 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 978 sq ft / 90.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Whitlocks Estate Agents. REF: 1250353



Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars