



**WHITLOCKS**  
ESTATE AGENTS

3 Lucerne Court, Aldwick, Bognor Regis  
£475,000





### Three-Bedroom Detached Bungalow in a Prime Aldwick Location

This well-positioned three-bedroom detached bungalow enjoys a desirable cul-de-sac setting in the highly sought-after Aldwick District, adjacent to the prestigious Craigwell Estate.

While the property would now benefit from some updating, it offers excellent potential and a generous, well-planned layout. Inside, an entrance porch opens to a spacious hallway, leading to a bright open-plan living and dining area and a large kitchen, which flows into a substantial conservatory with direct access to the garden. The accommodation includes two double bedrooms, with the master benefitting from an en-suite shower room, along with a family bathroom. The attached garage has been thoughtfully converted to provide a third bedroom and a useful storage area.

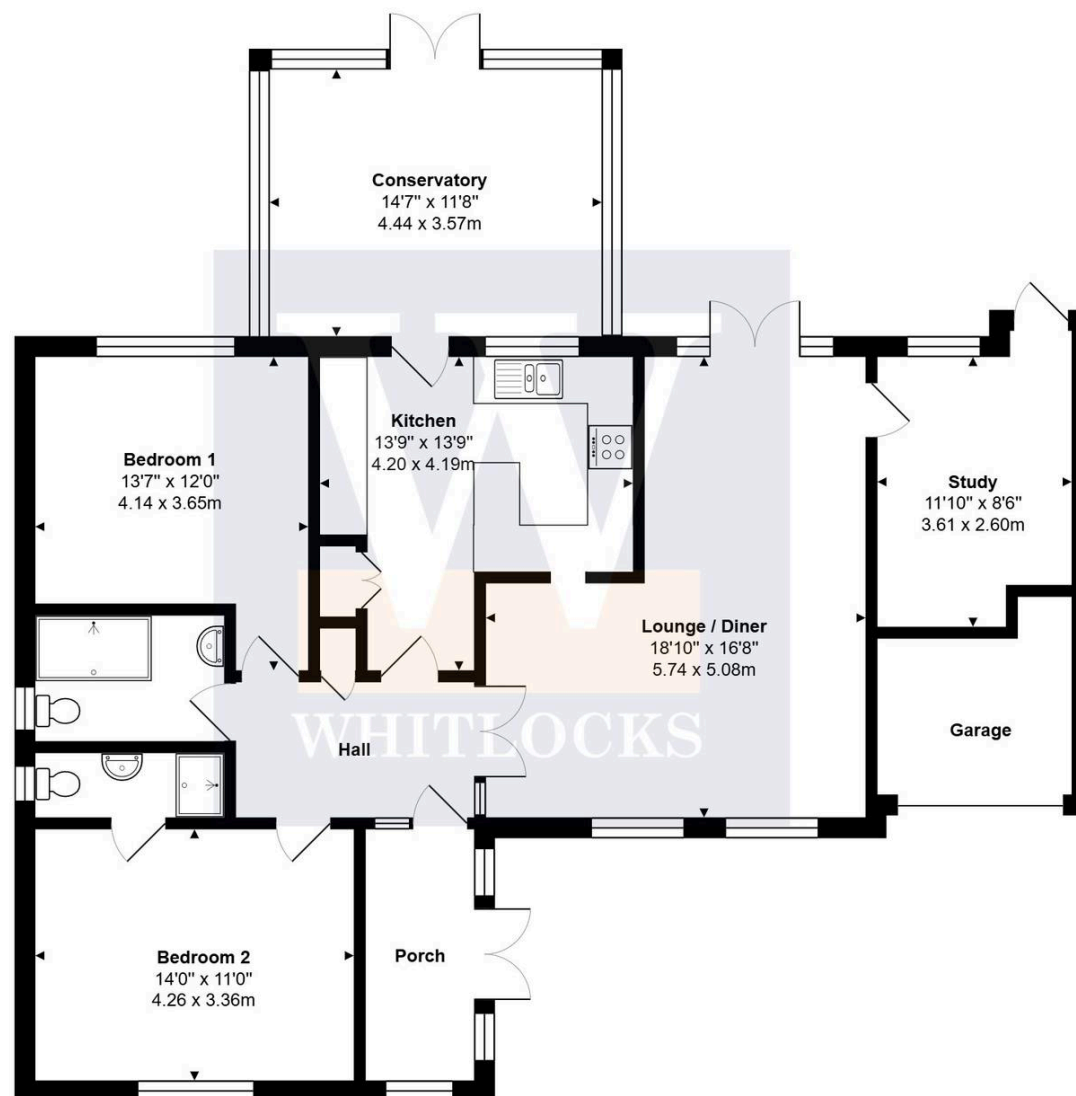
Externally, the home features a circular driveway offering ample parking at the front, while to the rear lies a good-sized, mature south-west facing garden, perfect for enjoying the afternoon sun.

Ideally located, this property is just 300 yards from Aldwick Beach and within easy reach of local amenities.



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.

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 are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.



Total Approx. Floor Area 1301 ft² ... 120.9 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.  
Prepared by 1st Image 2025





## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D