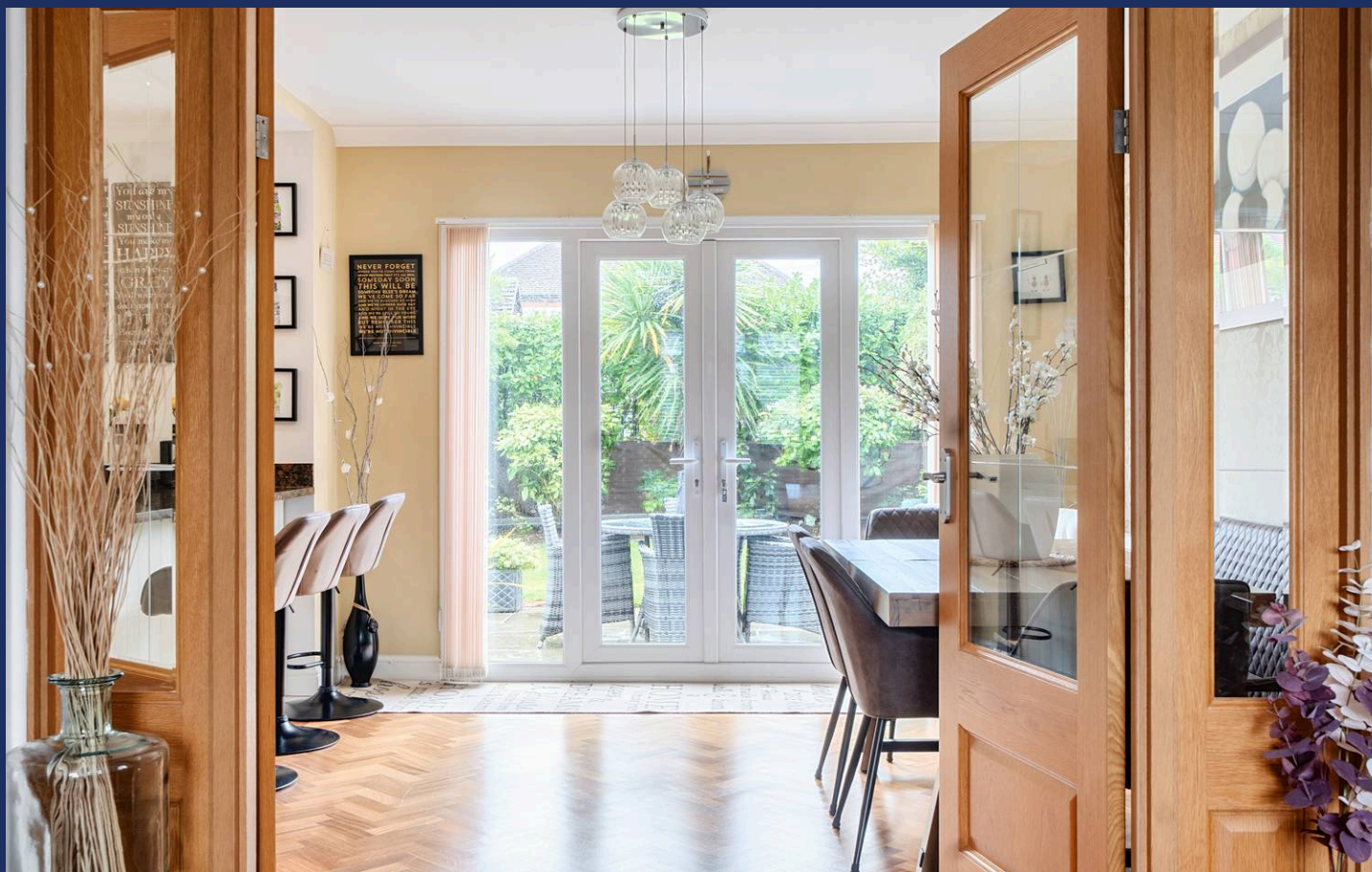




WHITLOCKS
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4 Birch Close, Bognor Regis
£625,000



Beautifully Presented Detached Home in Sought-After Aldwick Village

Nestled in a quiet cul-de-sac within the desirable village of Aldwick, this stunning detached home is just a short walk from a wide range of local amenities. Extensively extended and thoughtfully renovated by the current owners, the property is presented to an exceptional standard throughout.

Upon entering, you are welcomed by a bright and spacious entrance hall that leads directly through to the heart of the home – an impressive open-plan kitchen and dining space. This beautifully designed area boasts an abundance of storage, a range-style oven, and lovely views across the rear garden. Flowing seamlessly into the lounge, this space is perfect for both everyday living and entertaining, with the lounge enhanced by a charming open fireplace.

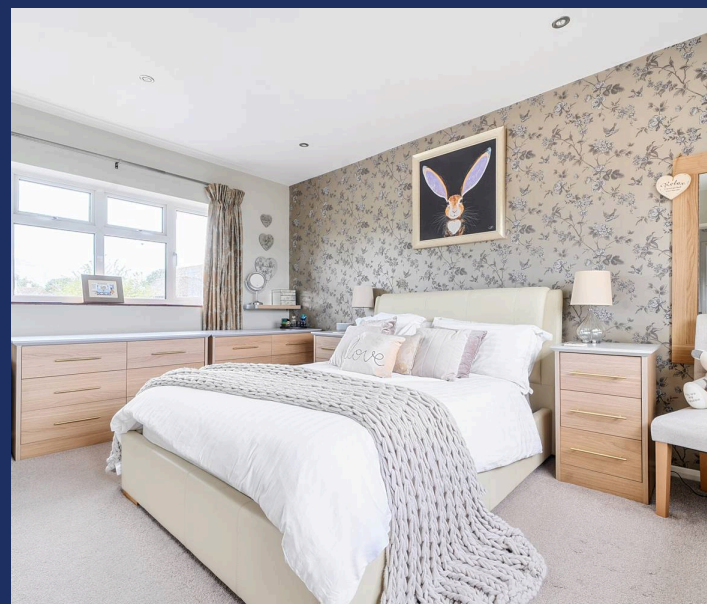
The ground floor also offers a versatile double bedroom (currently used as a study), a modern shower room, and a separate utility room for added convenience.

Upstairs, the first floor is home to three generously proportioned double bedrooms. The master and second bedroom both feature fitted wardrobes, while the stylish family bathroom has been newly fitted and showcases a striking freestanding bath.

Additional benefits include UPVC double glazing and gas-fired central heating throughout.

The rear garden is wonderfully private, mainly laid to lawn with a patio area ideal for outdoor dining, and framed by mature shrubs and trees. A storage shed is also included. To the front, a block-paved driveway provides ample off-road parking.

This home truly must be seen to be fully appreciated – early viewing is highly recommended!

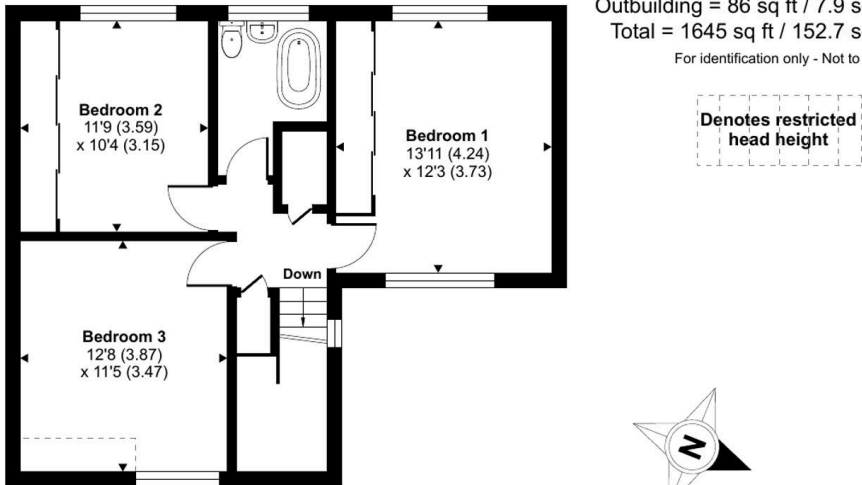


Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts 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.

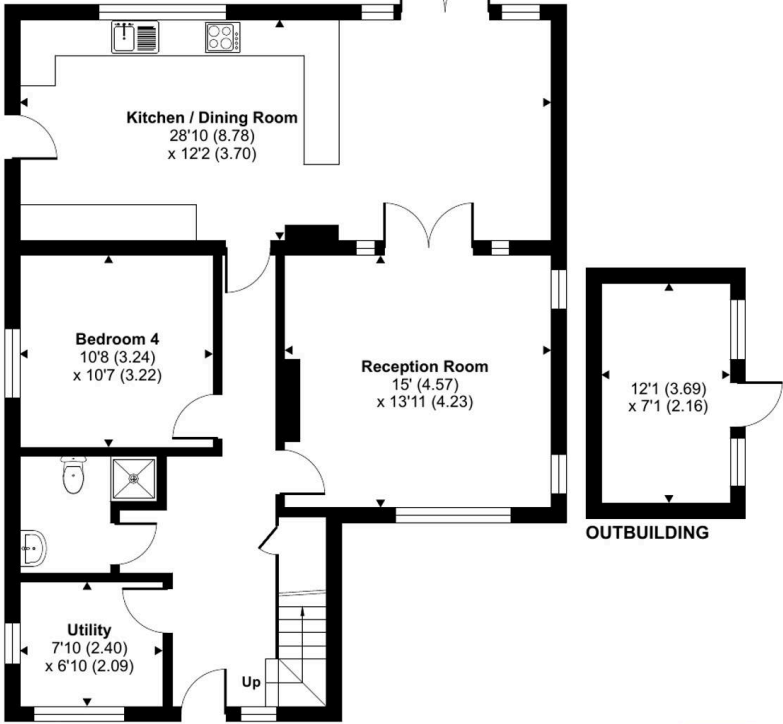
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Birch Close, Bognor Regis, PO21

Approximate Area = 1547 sq ft / 143.7 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Outbuilding = 86 sq ft / 7.9 sq m
Total = 1645 sq ft / 152.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Whitlocks Estate Agents. REF: 1346746





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



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