



WHITLOCKS
ESTATE AGENTS

9 St. Anthony's Walk, Rose Green, Bognor Regis
£375,000



An exceptional opportunity to acquire this deceptively spacious and extended two-bedroom semi-detached bungalow, which has undergone a programme of modernisation and improvement in recent years. Situated in a highly desirable cul-de-sac in Aldwick, the property combines comfort, style, and convenience.

The bungalow comprises an entrance hall, a cloakroom with WC, and a spacious living/dining room featuring a square bay window. There is also an office or sun room with French doors opening onto the garden, and a kitchen with a door providing access to the side of the property. The two double bedrooms include a master with a walk-in wardrobe and en-suite bathroom, complemented by a family bathroom.

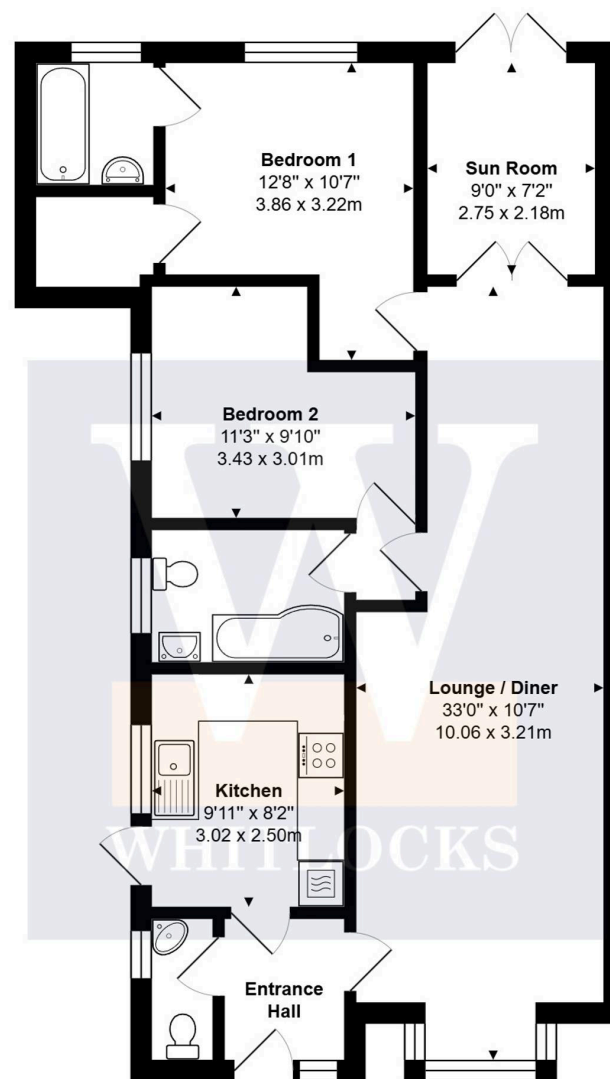
Further benefits include UPVC double glazing and gas-fired central heating. Outside, there is a south-facing rear garden with shrub borders and an insulated log cabin with electricity, a front garden with a driveway (subject to planning) with space for several cars, and a garage located in a nearby compound within the cul-de-sac.

Local amenities are all within easy reach, including a doctor's surgery, chemist, post office, butcher, green grocer, hairdresser, and Co-Operative store, while excellent bus links provide convenient access to Bognor Regis and Chichester town centre.



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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Total Approx. Floor Area 831 ft² ... 77.2 m²

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



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D