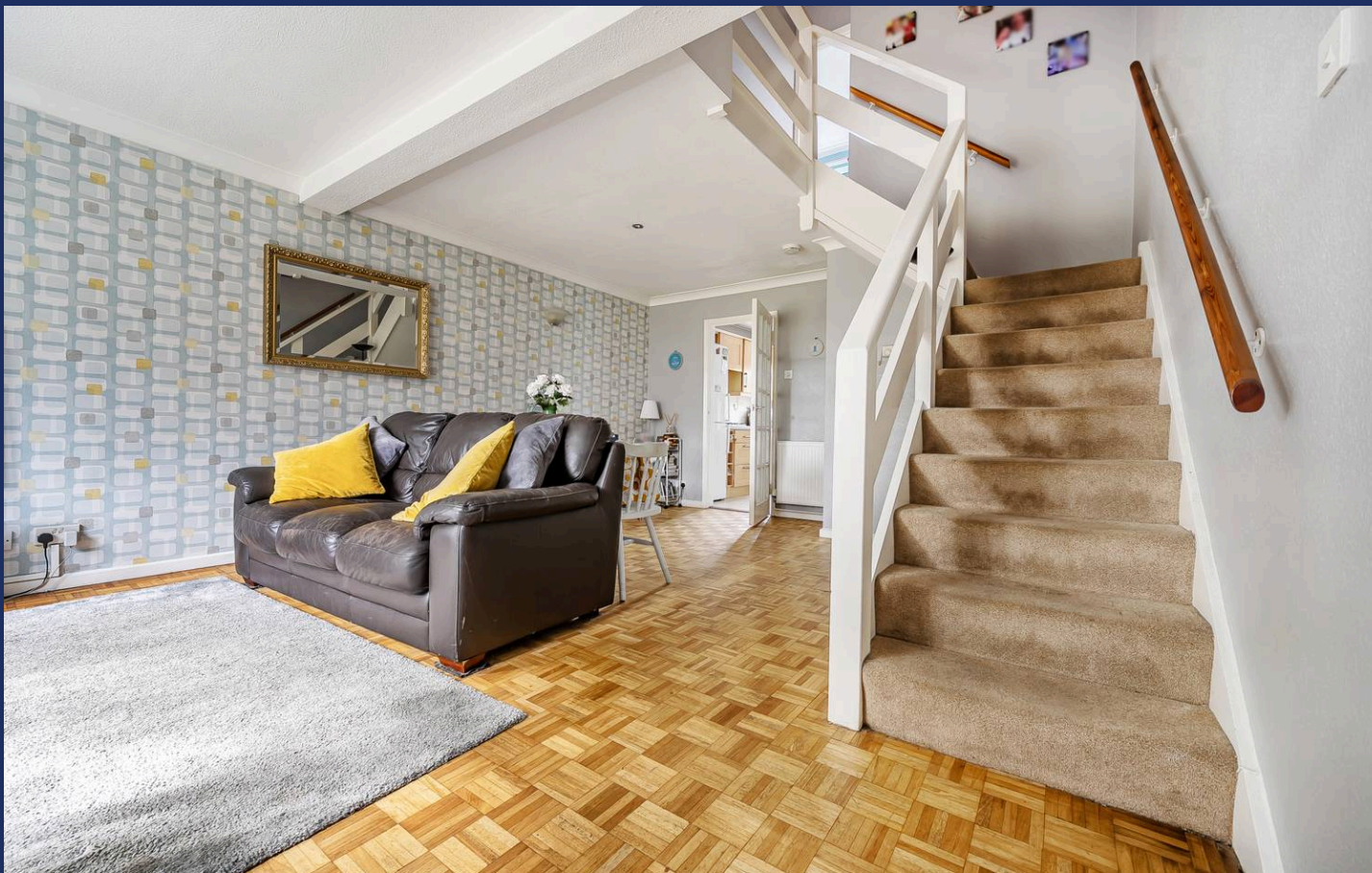




**WHITLOCKS**  
ESTATE AGENTS

42 Old Place, Aldwick, Bognor Regis  
In Excess of £280,000





## Three Double Bedroom Terrace House – Aldwick

### No Onward Chain

Set within a desirable tree-lined residential development in Aldwick, this three double bedroom terraced house enjoys a peaceful cul-de-sac position just 700 yards from the beach. Local shops are also nearby, making this an ideal location for convenient coastal living.

The ground floor offers a welcoming entrance porch leading into a bright and spacious living and dining room with attractive parquet flooring. A fitted kitchen, utility room and downstairs cloakroom complete the accommodation on this level.

Upstairs, there are two generous double bedrooms and a shower room with W.C.

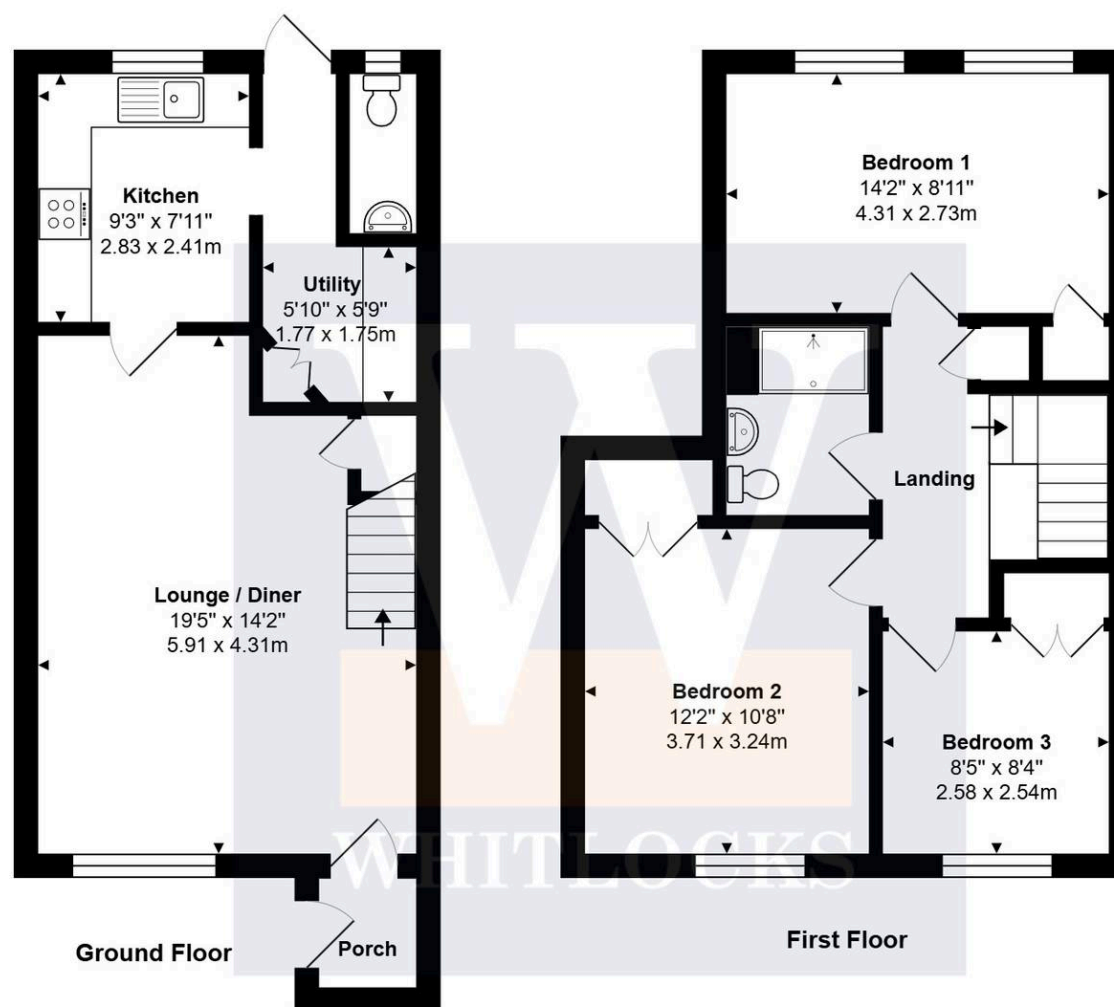
Outside, the property features a private, fenced rear garden with a patio, providing an excellent space for relaxing or entertaining. A garage is located in a nearby compound for additional convenience.

This well-located home is offered with no onward chain, making it a fantastic opportunity for buyers looking to enjoy the best of life in Aldwick.



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 914 ft² ... 84.9 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





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E