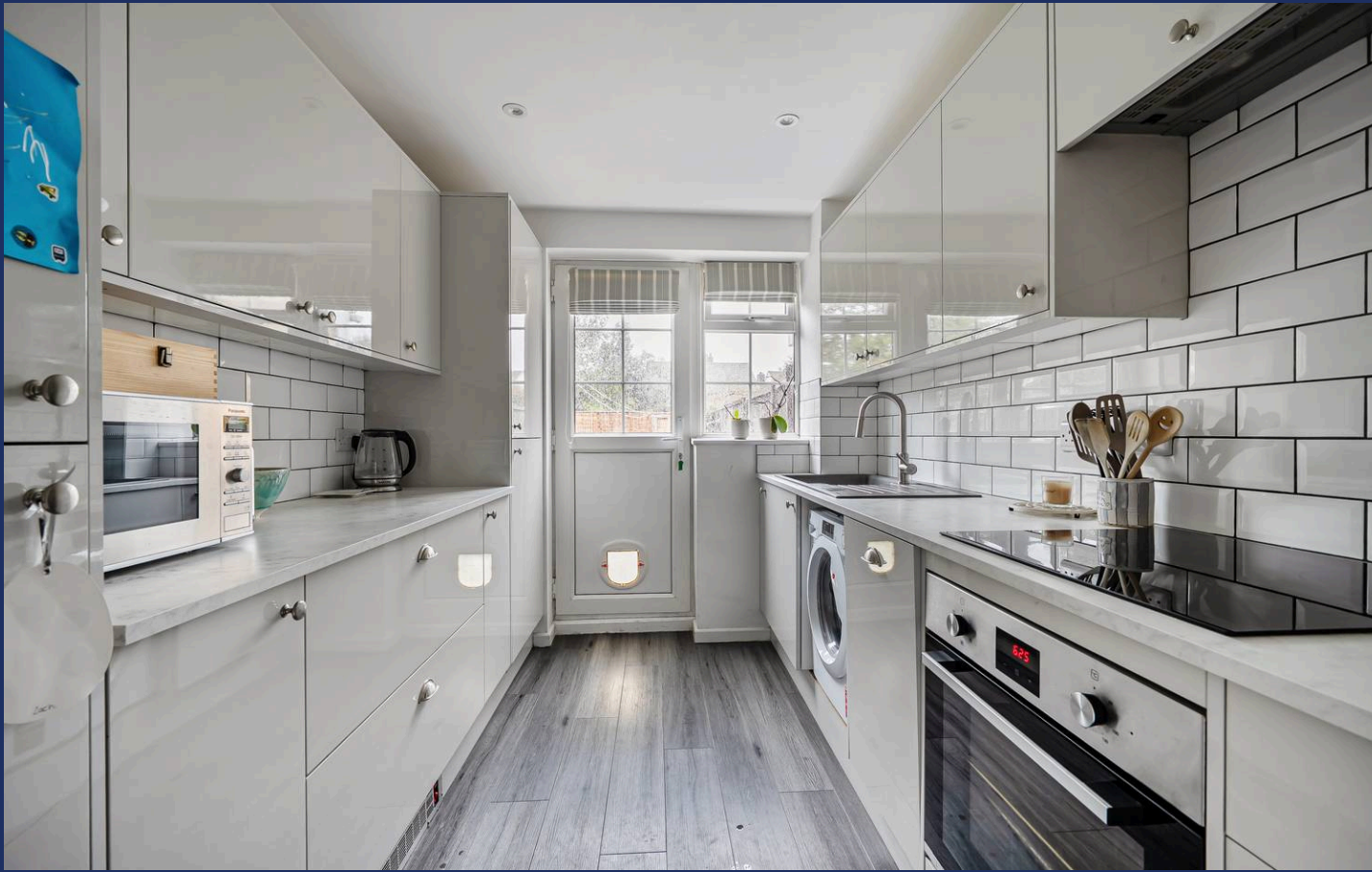




WHITLOCKS
ESTATE AGENTS

103 Westminster Drive, Bognor Regis
£325,000



Beautifully Presented Three-Bedroom Home on the Aldwick Park Estate

Situated on the highly sought-after Aldwick Park Estate, this beautifully presented three-bedroom home offers stylish modern living with a delightful south-facing rear garden and a separate garage positioned directly behind the property.

The house has been thoughtfully improved in recent years, featuring a re-fitted contemporary kitchen with quality integrated appliances and a modern gas-fired central heating system. The accommodation includes an inviting entrance hall, a cloakroom with WC, and a bright open-plan living and dining room with patio doors opening onto the rear garden, creating a seamless flow between indoor and outdoor spaces. The modern fitted kitchen provides direct access to the garden and offers a perfect blend of functionality and style.

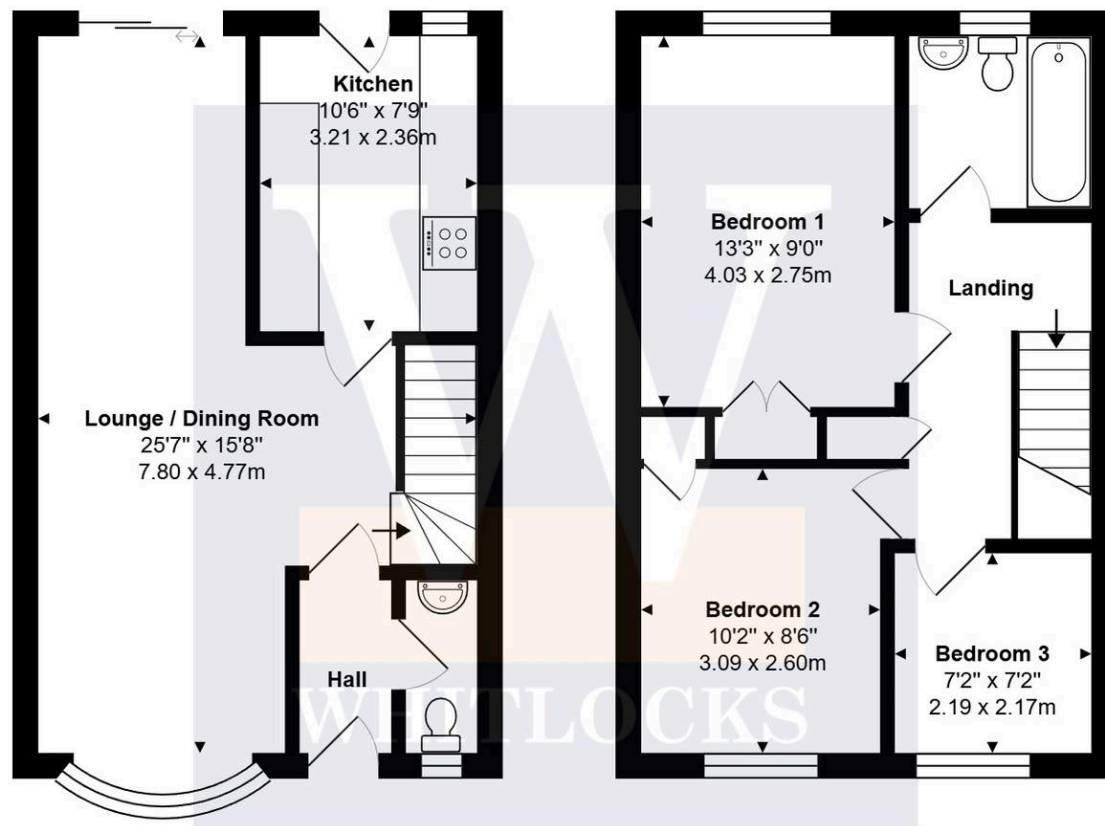
On the first floor, there are three well-proportioned bedrooms, two of which include fitted wardrobes, together with a contemporary family bathroom designed with clean lines and modern finishes.

Outside, the property enjoys well-maintained gardens to the front and rear, the latter being south-facing and ideal for relaxation or entertaining. The garage is conveniently located immediately behind the house accessed via a gate to the rear of the garden and drive to the side of the terrace, offering secure parking and additional storage.



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 808 ft² ... 75.0 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