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4 Mauldmare Close, Aldwick, Bognor Regis
In Excess of £400,000



A three bedroomed detached bungalow offering spacious and versatile living accommodation. Situated in a quiet cul-de-sac in the highly sought after Aldwick district. It is a short stroll to the beach via footpaths onto Dark Lane, and easily walkable to the promenade & Bognor town centre. The local shops in the Aldwick parade and Fish Lane, both provide a range of local amenities, and are very close by. The accommodation comprises an entrance hall, a living room with sliding patio doors to rear garden, dining room (or bedroom three), a kitchen with access to the side of the property and garden, and two generous double bedrooms, shower room and separate W.C.

Outside, the property features a good-sized L-shaped rear garden, accessible directly from the living room or from the side drive. There's a front garden and a driveway providing parking for several vehicles, leading to a detached garage with automatic door.

The side garden could offer opportunity for an extension subject to planning permission.

Offered with no forward chain, this bungalow presents an excellent opportunity to enjoy comfortable, convenient living in a prime Aldwick location, with very easy access to the beach, promenade, local shops, parks, and amenities, as well as Bognor town centre itself.



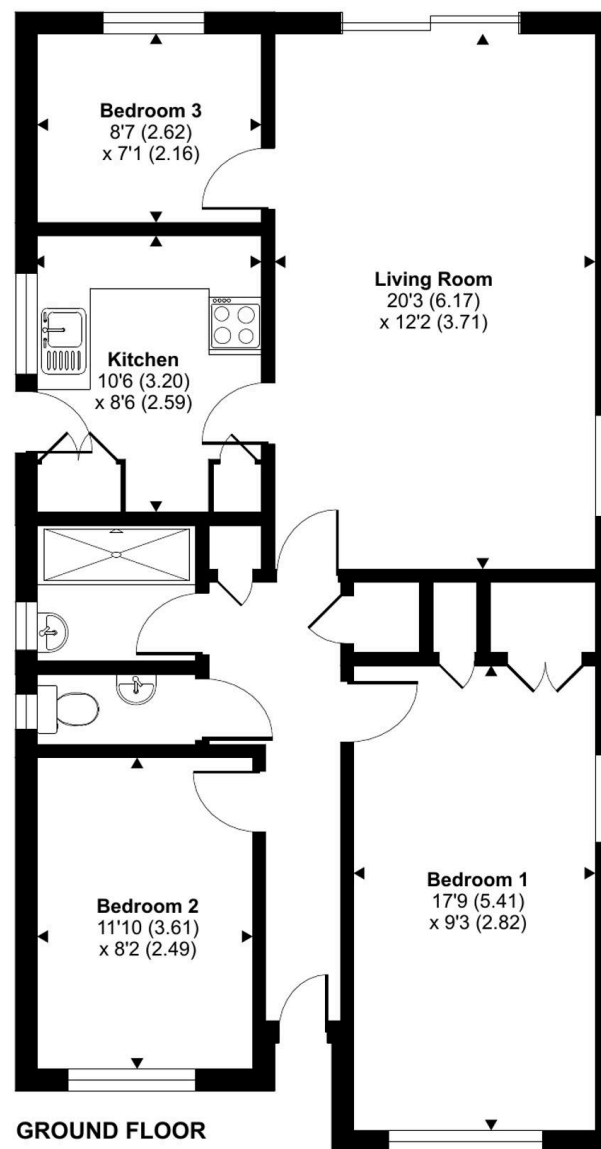
Aldwick is an attractive tranquil village running along the coastline. Bognor's famous promenade starts at Aldwick beach huts and stretches all the way over to Felpham. There are several open spaces accessible by footpath: Marine Park Gardens is a lovely park with a stunning array of well maintained flower displays, a fountain and a seasonal 18 hole putting green, and there's also Aldwick Village Green and West Park with its lovely cafe. The area also benefits from many notable waterfront pubs and restaurants. It is within easy access to the popular village of Rose Green, with a local library as well as Aldwick shopping parade where a comprehensive variety of amenities can be found. It offers many prestigious private estates such as Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others.

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Mauldmare Close, Bognor Regis, PO21

Approximate Area = 847 sq ft / 78.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Whitlocks Estate Agents. REF: 1370247





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: