



**WHITLOCKS**  
ESTATE AGENTS

9 Pryors Lane, Aldwick, Bognor Regis  
£525,000





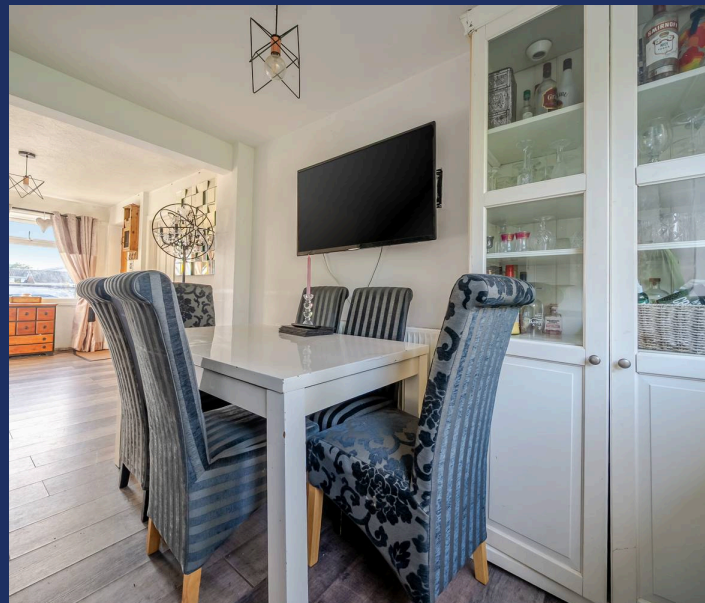
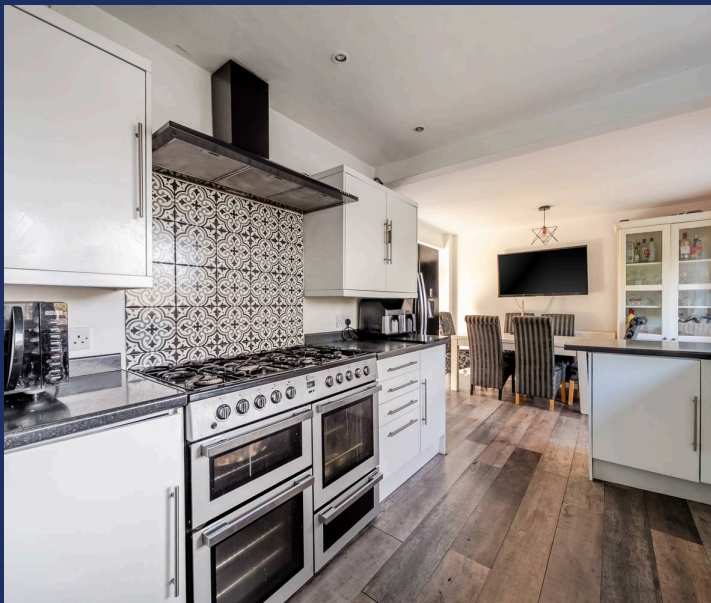
## Four-Bedroom Detached House on Generous Plot in Aldwick

A rare opportunity to purchase a spacious four-bedroom detached house, set away from the road and accessed via a shared driveway, this property offers both privacy and a sense of seclusion, while remaining conveniently close to local amenities.

On the ground floor, the house features a welcoming entrance hall that opens into an airy, open-plan kitchen and dining area with direct access to the garden. The living room includes a log burner and sliding patio doors leading onto the substantial rear lawn, creating a warm and inviting space. There is also a double bedroom and a cloakroom with W.C., providing practical living on the ground floor.

Upstairs, there are three further double bedrooms, each with fitted wardrobes, along with a family bathroom that features a modern fitted suite. The rear garden, approximately 60' x 60', offers a sense of seclusion and is mainly laid to lawn with mature trees and shrubs. Side access leads to a very large front garden, providing ample parking for multiple vehicles.

The property is conveniently located within easy reach of Rose Green shopping parade, the Post Office, doctors surgery, library, and local bus services connecting both Bognor Regis and Chichester. This home combines generous living space with a sought-after location, making it a rare find in Aldwick.



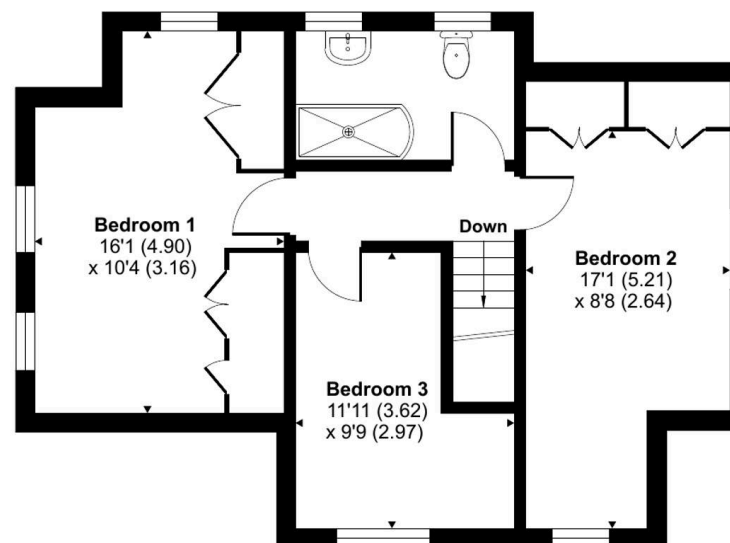
Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts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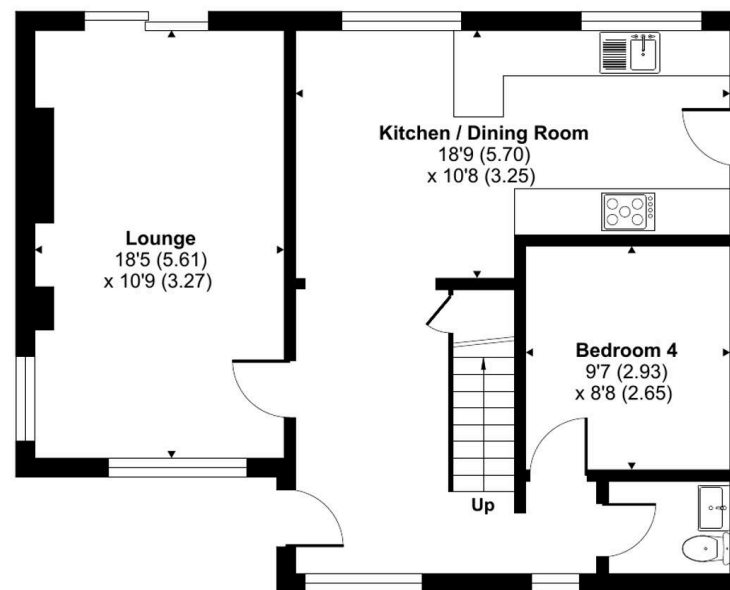


## Pryors Lane, Bognor Regis, PO21

Approximate Area = 1177 sq ft / 109.3 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: 1363260







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E