



**WHITLOCKS**  
ESTATE AGENTS

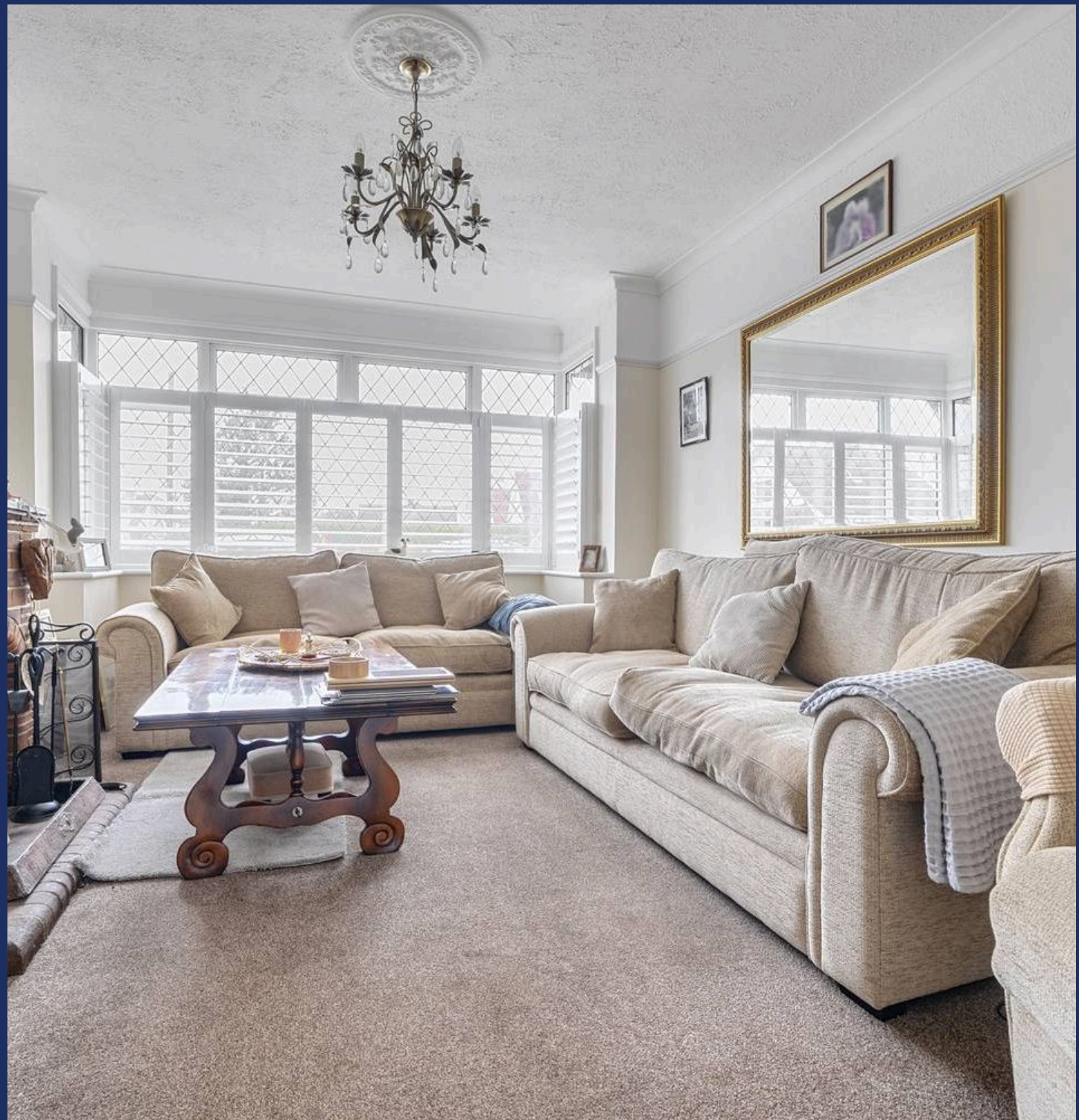
31 Aldwick Gardens, Aldwick, Bognor Regis  
£525,000







- Beautifully Presented Detached Chalet Bungalow
- Three Bedrooms
- Newly Fitted Kitchen
- Spacious Lounge
- Separate Dining Room and Utility Room
- Modern Fitted Bathroom and Shower Room
- UPVC Double Glazing and Gas Fired Central Heating
- Secluded Rear Garden
- Driveway and Garage
- Positioned in a Sought After Location Just a Moments Walk from a Variety of Amenities







Fantastic opportunity to purchase this beautifully presented detached chalet bungalow, ideally situated in a sought-after location just a short walk from a range of local amenities.

Upon entering, you are welcomed by a spacious entrance hall that provides access to all principal rooms. To the rear of the property sits a bright and airy dining room, flooded with natural light and seamlessly flowing into the newly fitted kitchen, complete with an island/breakfast bar, double oven, and bi-folding doors that open directly onto the garden. There is also the added convenience of a separate utility room.

The property further benefits from a separate lounge featuring an open fireplace, two well-proportioned double bedrooms, and a conservatory offering lovely views and direct access to the rear garden. A modern shower room completes the ground floor.

Upstairs, the master suite occupies the first floor, comprising a generous double bedroom and a luxurious bathroom fitted with a freestanding roll-top bath and a separate shower enclosure.

Additional features include UPVC double glazing and gas-fired central heating throughout.

Externally, the rear garden offers complete seclusion, mainly laid to lawn with a patio area and surrounded by mature shrubs and trees — perfect for outdoor entertaining. To the front, a large driveway provides ample off-road parking and leads to the garage.

Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





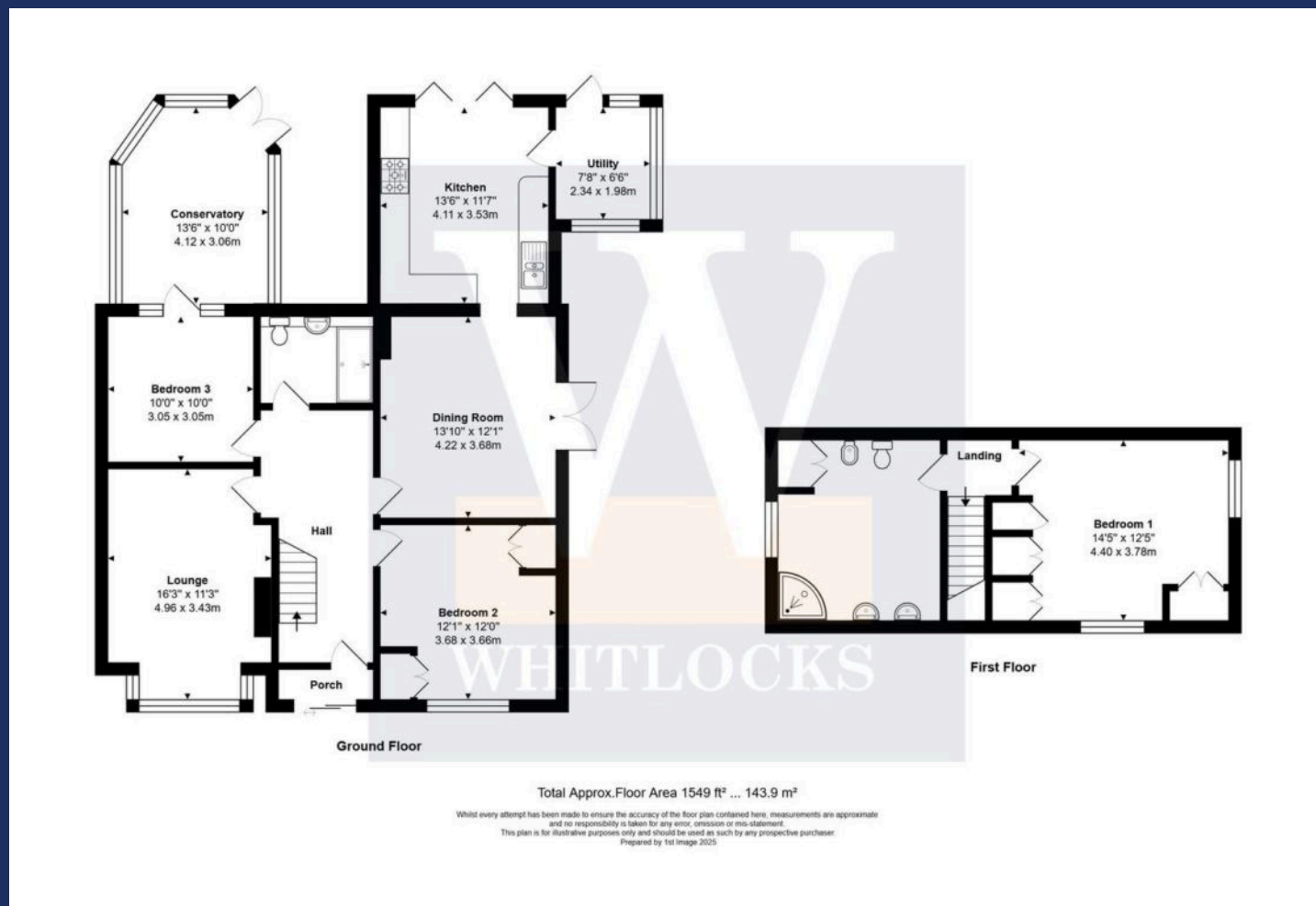






Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts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

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E