



**WHITLOCKS**  
ESTATE AGENTS

106 Westminster Drive, Bognor Regis  
£350,000





A beautifully positioned **three-bedroom detached bungalow** with garage, situated in the sought-after Aldwick area. The property offers excellent potential and would benefit from a programme of refurbishment, making it an ideal opportunity for those wishing to tailor a home to their own taste. The accommodation features an **entrance porch** leading into a generous entrance hall with two useful storage cupboards. To the front there is a spacious **open-plan living/dining room**, while the kitchen enjoys a side door providing convenient access to the outside.

There are three bedrooms, including two well-proportioned **double bedrooms**—both with fitted wardrobes—and a comfortable single bedroom. The third bedroom also opens into the **conservatory**, which offers pleasant views and direct access to the rear garden.

Outside, the property benefits from a **mature lawned rear garden**, a patio area, and side access from both sides of the bungalow to the front. A garage with electric up-and-over door and ample driveway parking for several vehicles complete this desirable home.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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.

- Three-bedroom detached bungalow in the sought-after Aldwick area
- No forward chain
- Ideal refurbishment opportunity with excellent potential
- Entrance porch and spacious entrance hall with two storage cupboards
- Open-plan living and dining room
- Kitchen with side access to the exterior
- Two double bedrooms, each with fitted wardrobes
- Additional single bedroom
- Conservatory accessed via the third bedroom, opening to rear garden
- Garage with electric up-and-over door and parking for several vehicles

## Westminster Drive, Bognor Regis, PO21

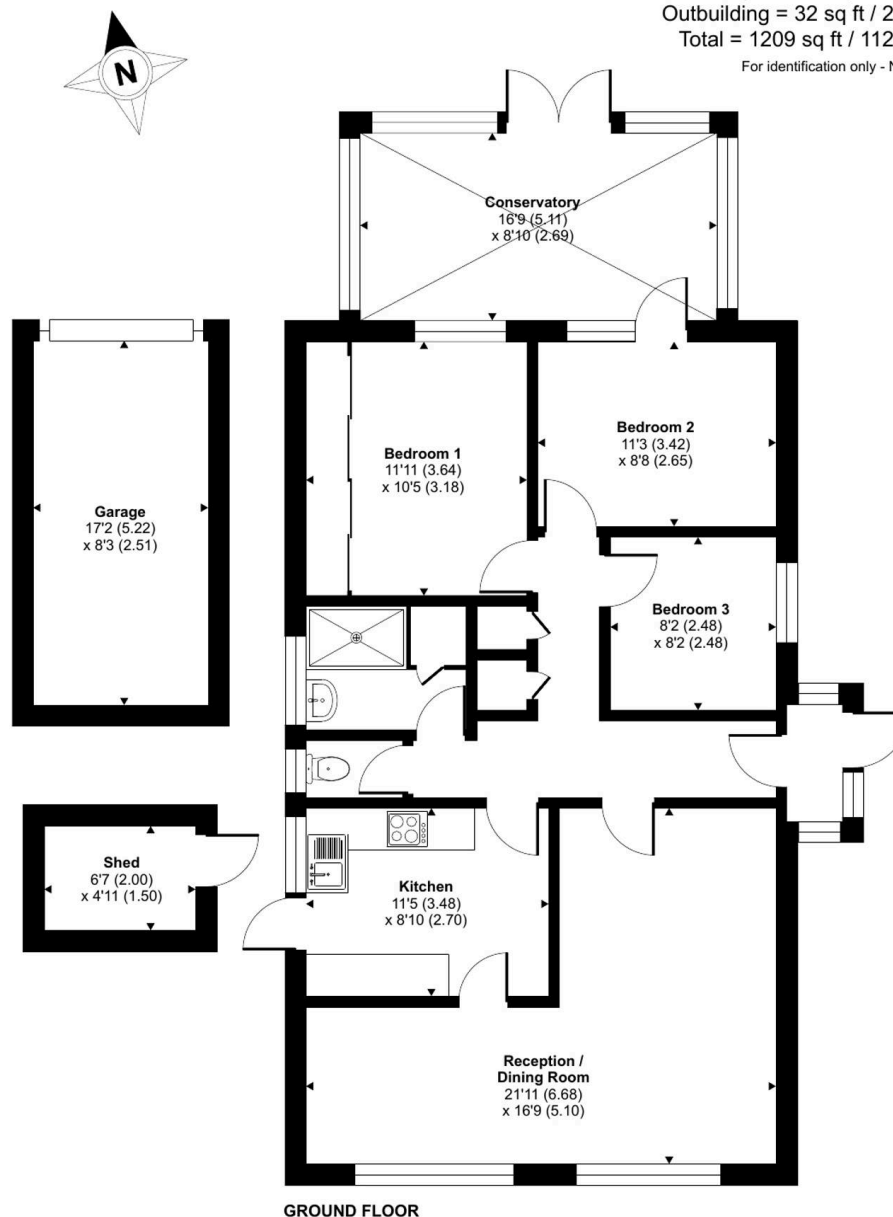
Approximate Area = 1036 sq ft / 96.2 sq m

Garage = 141 sq ft / 13 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 1209 sq ft / 112.1 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). © nitchcom 2025. Produced for Whitlocks Estate Agents. REF: 1383149







# Whitlocks Estate Agents - Bognor Regis & Pagham

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