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25 Rucrofts Close, Aldwick, Bognor Regis  
£390,000





This extended, link-detached three-bedroom house is situated in a desirable cul-de-sac within Aldwick Fields. The property has been let for several years and is now offered with vacant possession and no onward chain. A side and rear extension provides a larger-than-average living area and an additional reception room.

The ground floor accommodation includes an entrance hall, a cloakroom with W.C., a double bedroom that may also serve as a reception room, and a spacious kitchen featuring a range cooker. There is a dining room extension to the side with bi-folding doors opening onto the rear garden, along with internal access to the integral garage. To the rear of the property, a dual-aspect living room benefits from sliding patio doors leading directly to the garden.

On the first floor, the landing includes a storage cupboard and provides access to two double bedrooms. The large principal bedroom features fitted wardrobes and was formerly configured as two separate bedrooms, an arrangement that could be reinstated if desired. A modern fitted shower room completes the first-floor layout.

Externally, the property enjoys a generous rear garden with mature trees, shrubs, and a patio area. To the front, there is off-road parking for two vehicles, leading to the integral garage.



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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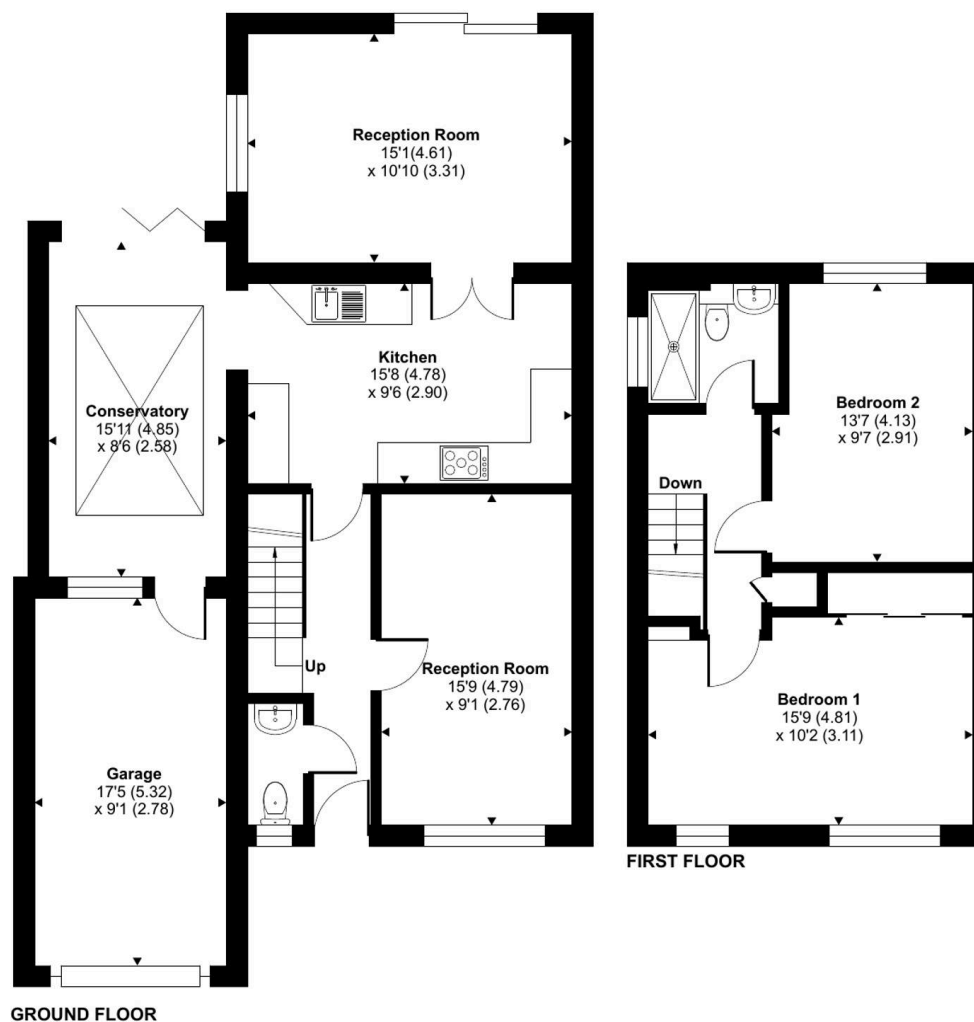
## Rucrofts Close, Bognor Regis, PO21

Approximate Area = 1127 sq ft / 104.7 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1286 sq ft / 119.4 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: 1386071







# Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: