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4 Raycroft Close, Aldwick Bognor Regis

Guide Price £565,000



This skilfully thought out home is located towards the end of a no through road and has been updated by the current owners to an exacting standard.

The contemporary accommodation has the benefit of light and space throughout is arranged over two floors.

On the ground floor there is an entrance hall which gives access to both a snug/study and a spacious sitting room. The latter complete with a south facing bay window. Moving through the accommodation there is a useful cloakroom and the focal point of any home, a stunning kitchen/dining room, complete with vaulted ceiling and access to both the spacious sun room/second reception room that has a lovely outlook over the rear garden and the fully plumbed utility/boot room.

On the first floor, off a central landing lies a large master bedroom fitted with built in storage. There are two further double bedrooms (one with built in storage) and a family bathroom.

Outside, to the rear the landscaped garden is mainly laid to lawn and offers a number of seating areas. The space is enclosed with a side gate for access.

To the front there is ample driveway parking and an attached garage with up and over door.



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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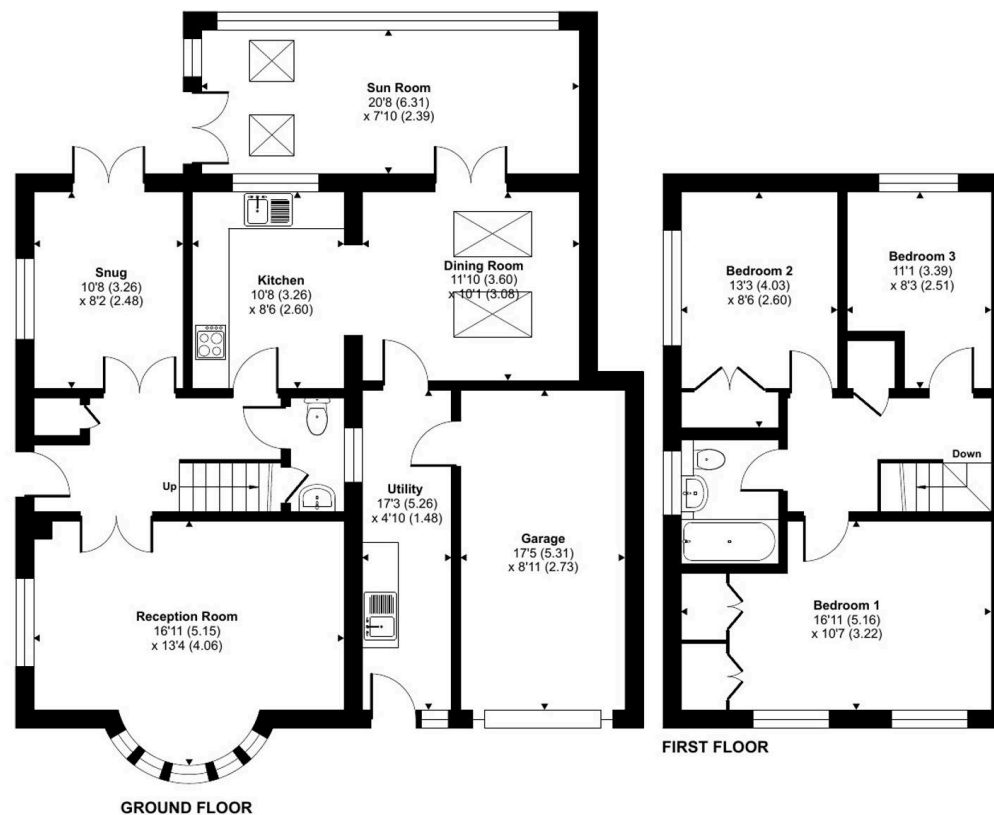
## Raycroft Close, Bognor Regis, PO21

Approximate Area = 1387 sq ft / 128.8 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1543 sq ft / 143.2 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 2026. Produced for Whitlocks Estate Agents. REF: 1404532





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C