



**WHITLOCKS**  
ESTATE AGENTS

33 Willowhale Avenue, Bognor Regis  
Guide Price £635,000



This 4 double bedroom detached home offers flexible family accommodation and benefits from a garage and ample driveway parking, located on a popular road within Aldwick.

- Flexible & spacious accommodation
- 4 Double bedrooms
- Gas fired central heating
- Open plan kitchen/dining/sitting room
- Ground floor shower room
- Updated family/main bathroom
- Garage
- Ample driveway parking
- Popular Aldwick location
- Close to local amenities & the beach



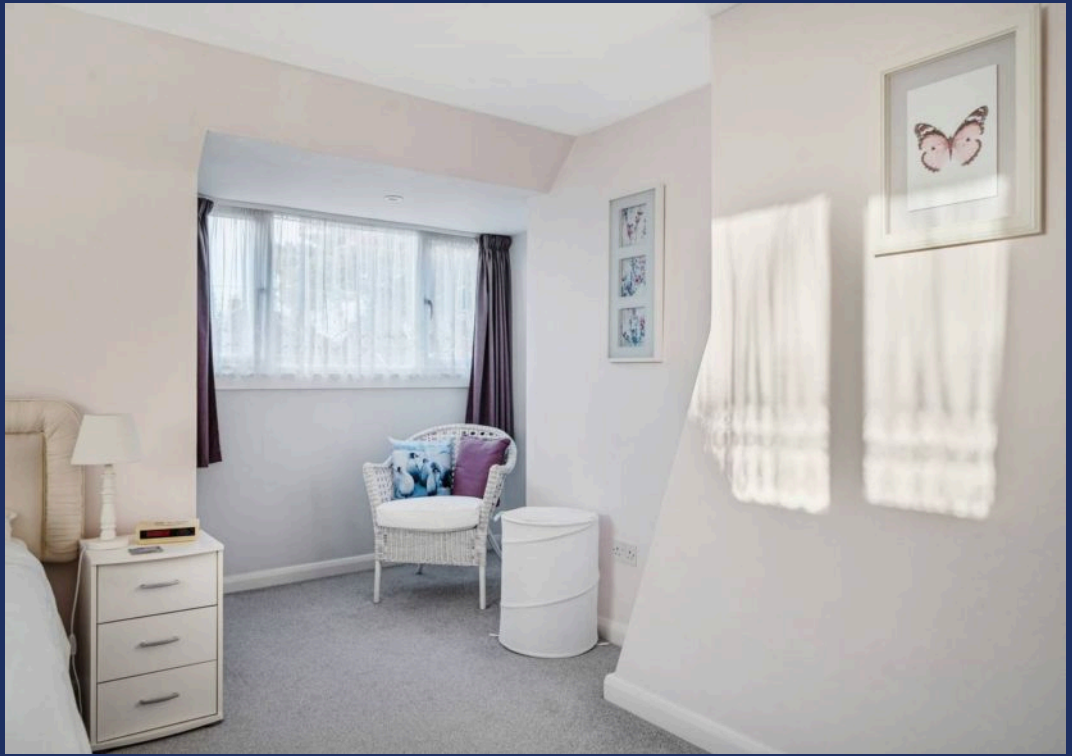




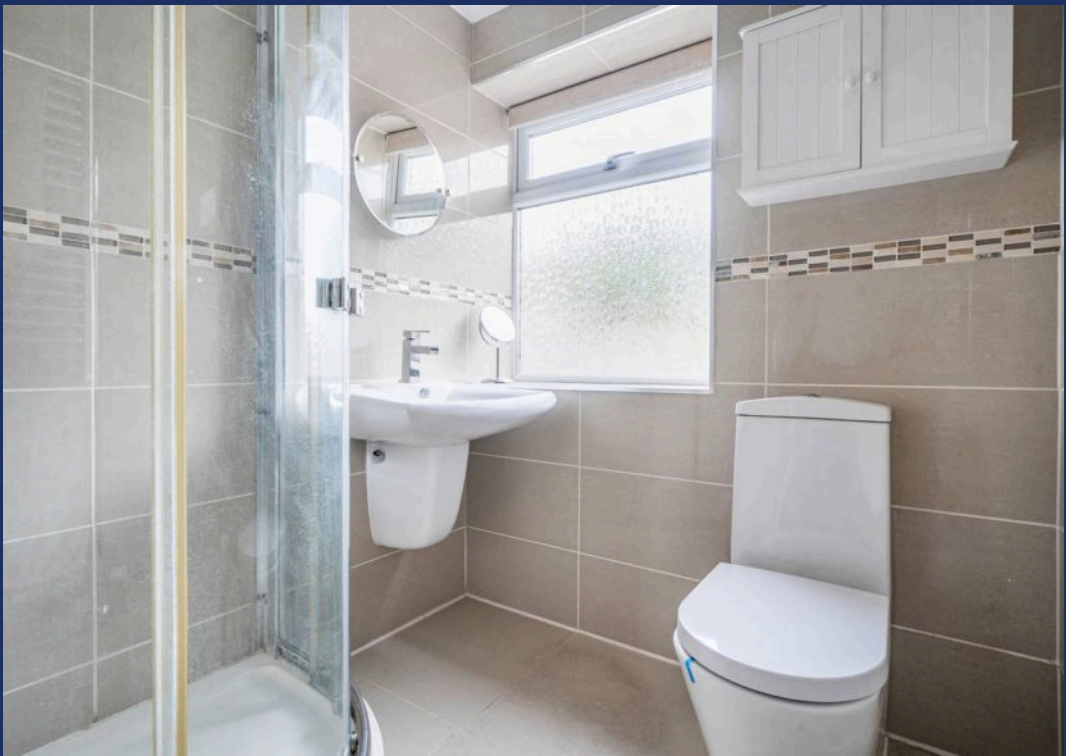
The light and spacious accommodation is arranged over two floors and has been updated by the current owners. On the ground floor there is a large entrance hall which leads to a spacious open plan sitting/dining room with a fitted kitchen located to the rear. The kitchen has access out into the garden via a single door. There are three double bedrooms on the ground floor, all with ample built in storage. A useful shower room and a separate cloakroom complete the ground floor. On the first floor, off a landing lies a large, dual aspect, master bedroom complete with built in storage. A skilfully created dressing room and an updated bathroom complete the first floor. To the rear of the property there is an enclosed garden which is mainly laid to lawn and features a large terrace, perfect for outside entertaining. To the front there is driveway parking for a number of vehicles, an integral garage and a good sized front garden. The latter mainly being laid to lawn.













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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## Willowhale Avenue, Bognor Regis, PO21

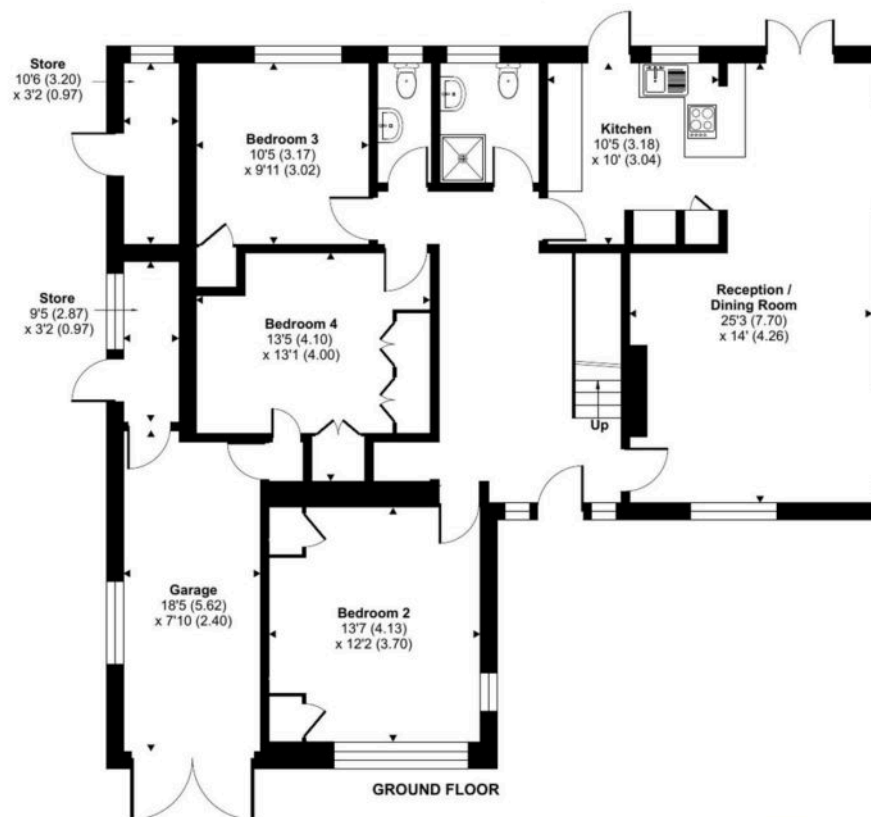
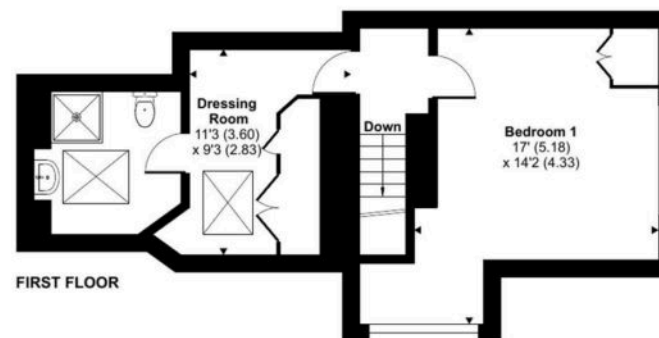
Approximate Area = 1565 sq ft / 145.3 sq m

Garage = 175 sq ft / 16.2 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 1773 sq ft / 164.5 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). © nitchecom 2026. Produced for Whitlocks Estate Agents. REF: 1395472







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B