



**WHITLOCKS**  
ESTATE AGENTS

Aldwick Gardens, Bognor Regis  
Guide Price £585,000



A beautifully presented and thoughtfully extended three-bedroom detached family home, ideally positioned on a quiet residential road in the ever-popular Aldwick area, just a short walk from the beach. This bright and spacious home offers a superb balance of living and entertaining space, perfectly suited to modern family life.

At its heart is an impressive extended family and dining room, flooded with natural light from skylights above and opening directly onto the garden, creating a seamless indoor-outdoor space ideal for both relaxing and hosting. The ground floor also features a welcoming entrance hall, a generous living room with a feature fireplace, a contemporary fitted kitchen with ample storage and workspace, and a stylish downstairs shower room. Practicality is well considered, with the integral garage accessed via a covered side porch/walkway, conveniently reached from the patio door.



Upstairs, three well-proportioned bedrooms are complemented by a modern bathroom complete with a freestanding bath and separate shower.



Outside, the property truly comes into its own with a generous south-facing rear garden, mainly laid to lawn with mature planting, a large patio seating area and greenhouse, perfect for keen gardeners or families alike.

To the front, there is driveway parking and access to the garage. Located within easy reach of local amenities, well-regarded schools and the seafront, this home also offers exciting potential to extend further (subject to the usual planning consents), making it an excellent long-term opportunity.

The property is offered for sale with an onward chain.

- Attractive detached family home
- Three well-proportioned bedrooms
- Stylish modern bathroom with freestanding bath and separate shower
- Impressive extended family/dining room with skylights
- Contemporary fitted kitchen with ample storage
- Spacious living room with feature fireplace
- Downstairs shower room
- Generous south-facing rear garden with patio and greenhouse
- Driveway parking and integral garage (accessed via covered walkway)
- Sought-after Aldwick location within walking distance of the beach



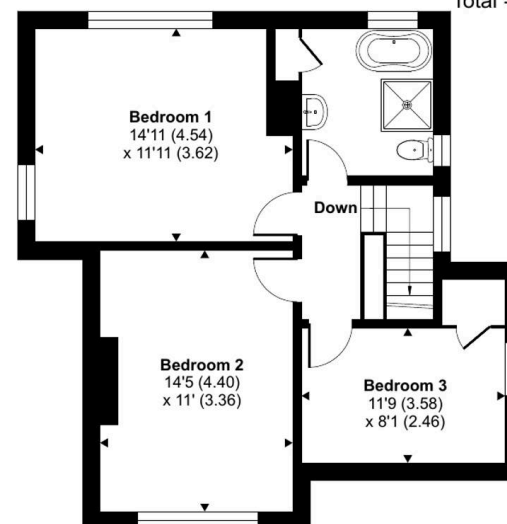


Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts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

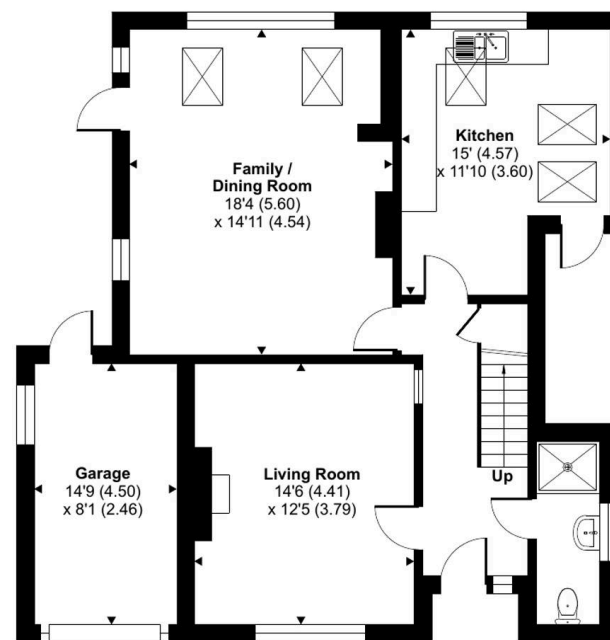
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## Aldwick Gardens, Bognor Regis, PO21

Approximate Area = 1352 sq ft / 125.6 sq m  
 Garage = 119 sq ft / 11 sq m  
 Total = 1471 sq ft / 136.6 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Whitlocks Estate Agents. REF: 1437696





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D