



WHITLOCKS
ESTATE AGENTS

Wells Crescent, Aldwick, Bognor Regis
£400,000



This well-presented detached bungalow offers spacious and versatile accommodation, occupying a generous plot in a sought-after residential location. Combining comfortable living space with excellent outdoor facilities, the property is ideal for families, downsizers, or those seeking single-storey living with added flexibility.

The accommodation is arranged around a welcoming central hallway and includes a bright and spacious living/dining room measuring over 19ft in length, providing an excellent space for relaxing or entertaining. The fitted kitchen offers ample storage and worktop space, with convenient access to the outside.

There are three well-proportioned bedrooms, including a generous principal bedroom with attractive bay window, alongside a modern shower room and separate WC for added practicality.

Externally, the property continues to impress with a detached garage, useful shed, and a separate summer house, offering excellent potential for hobbies, storage, or a home office/studio space.

Further benefits include double glazing, gas central heating, and a well-balanced layout throughout. Conveniently situated close to local amenities, transport links, and nearby coastal attractions, this charming bungalow presents a fantastic opportunity for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the space, versatility, and potential this delightful home has to offer.

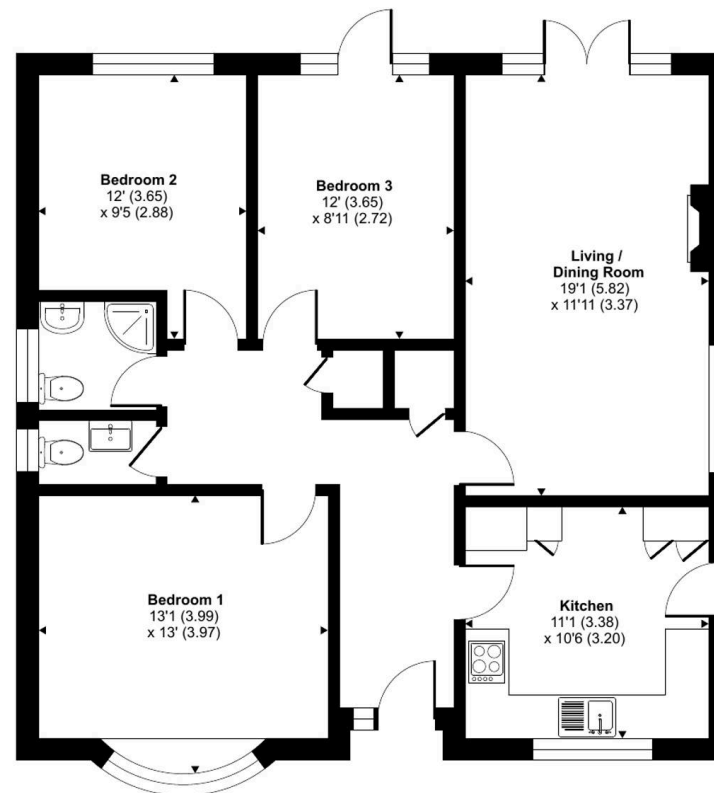
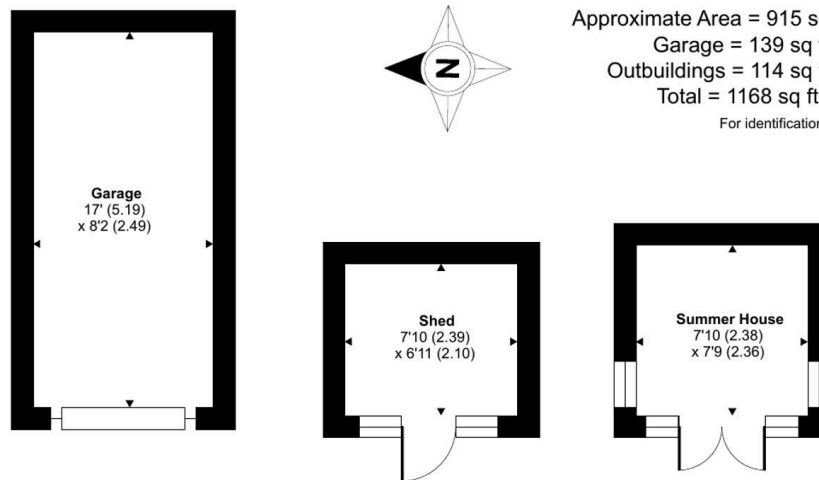


Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts 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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Wells Crescent, Bognor Regis, PO21

Approximate Area = 915 sq ft / 85 sq m
 Garage = 139 sq ft / 12.9 sq m
 Outbuildings = 114 sq ft / 10.5 sq m
 Total = 1168 sq ft / 108.4 sq m
 For identification only - Not to scale



GROUND FLOOR



Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E