



WHITLOCKS
ESTATE AGENTS

Godman Close, Bognor Regis
Guide Price £400,000



Situated in a sought after residential location, this spacious three bedroom detached chalet style home offers approximately 1,208 sq. ft. of flexible accommodation, making it ideal for families, downsizers and those looking for versatile living space.

The property is entered via a welcoming entrance hall, leading to a bright and spacious lounge with large windows that provide plenty of natural light. The fitted kitchen offers a range of wall and base units with ample worktop space and opens into a separate dining room, ideal for everyday family life and entertaining. A conservatory to the rear provides an additional reception area overlooking the garden.

The ground floor also features a generous double bedroom, a family bathroom with bath and shower over, a separate WC and useful storage, offering the option of single-level living if required. To the first floor are two further well proportioned double bedrooms, both benefiting from built in storage, together with a convenient upstairs cloakroom.

Additional benefits include gas central heating, double glazing, neutral décor throughout and a practical layout that offers excellent flexibility for a range of buyers.

Externally, the property benefits from driveway parking, a detached garage and occupies a desirable position within an established residential area, close to local shops, schools, and excellent transport links.

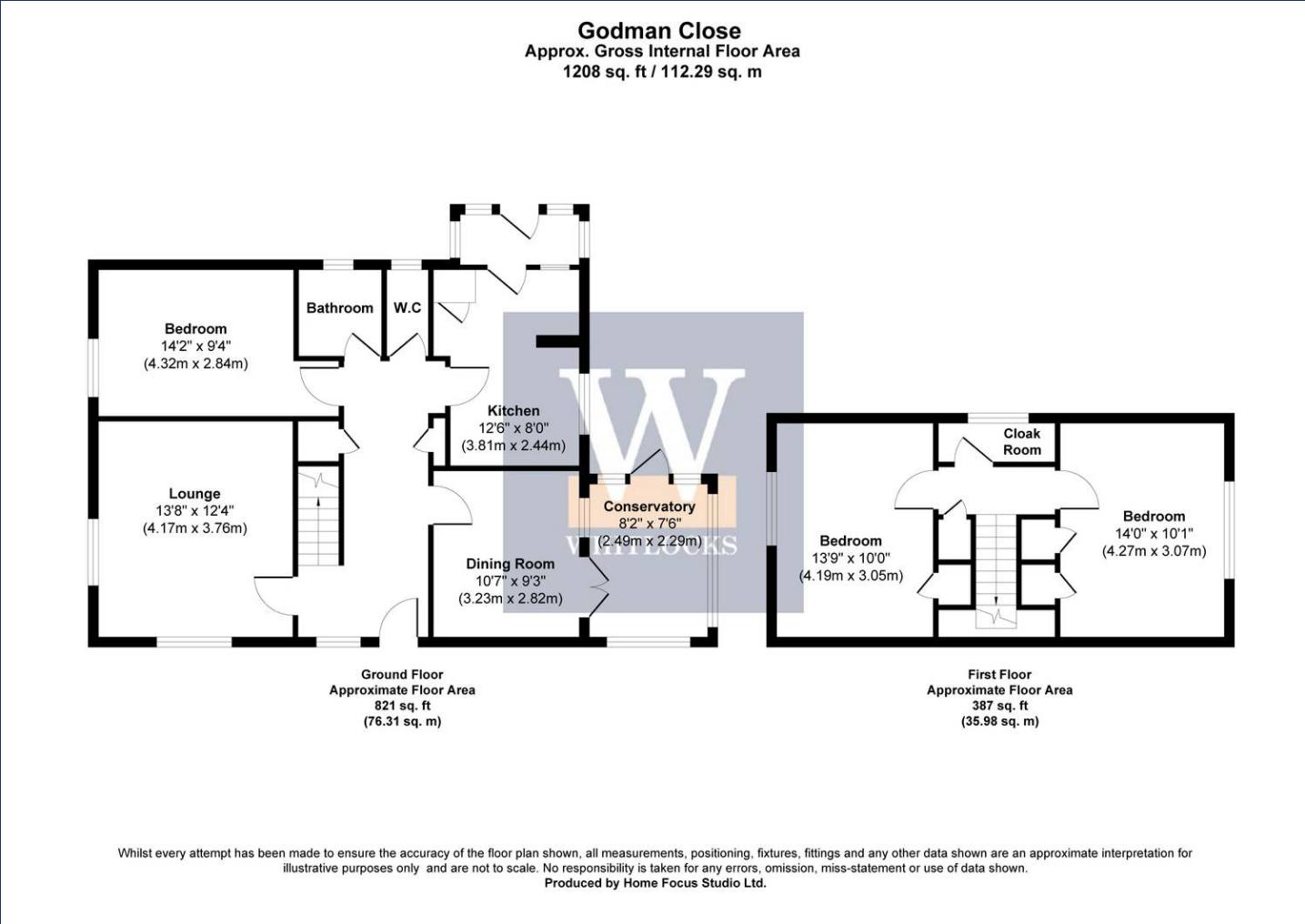
Offering generous living accommodation, three double bedrooms, multiple reception spaces and the flexibility of both ground and first floor bedrooms, this detached chalet home presents an excellent opportunity to purchase a well maintained property in a highly regarded location.

A viewing is highly recommended.



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.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G