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Langley Grove, Aldwick, Bognor Regis

Guide Price £375,000



Offering a practical and versatile layout, this four-bedroom semi-detached home provides well-proportioned accommodation ideally suited to modern family living. The property is also well positioned for those looking to enjoy a coastal lifestyle, with the seafront approximately a 10-minute walk away. The ground floor offers a good balance of separate living spaces. To the front is a dedicated dining room, enhanced by an attractive bay window and providing a comfortable setting for family meals and entertaining.

Positioned centrally within the home, the fitted kitchen offers a practical range of cabinetry, worktop space and room for everyday appliances. To the rear, the generously proportioned living room creates an inviting main reception space, with plenty of natural light and direct access onto the garden, making it ideal for both relaxing and entertaining. A useful ground floor WC and additional storage complete the accommodation on this level, adding further everyday practicality.

Upstairs, the property provides four well proportioned bedrooms, offering excellent flexibility for family members, guests or those requiring dedicated home working space. The principal bedroom is particularly generous, while the remaining rooms provide a versatile mix of accommodation that can be adapted to suit a variety of needs.

The bedrooms are served by the family bathroom, which incorporates both bathing and showering facilities.

Outside, the established rear garden provides an attractive and private setting, with a paved patio adjoining the property, an area of lawn and mature trees, shrubs and planted borders adding colour and character. A useful garden shed provides further storage.

The property further benefits from off-road parking and a detached garage with mains electricity, providing secure parking, useful storage or potential workshop space.



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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Langley Grove, Bognor Regis, PO21

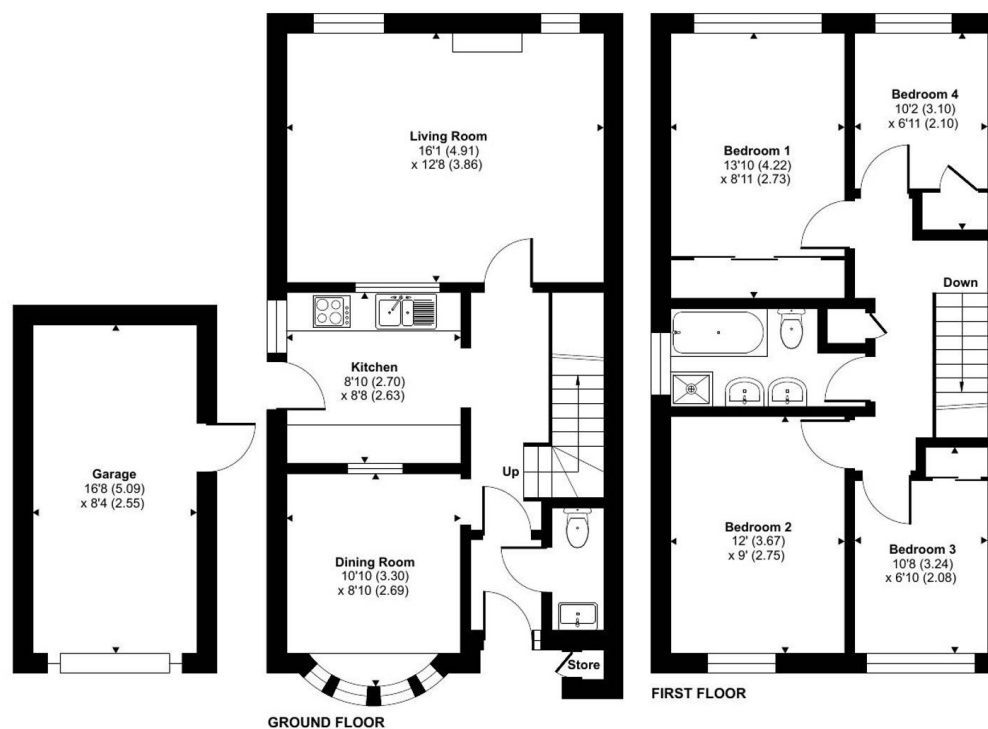
Approximate Area = 1013 sq ft / 94.1 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 2 sq ft / 0.1 sq m

Total = 1154 sq ft / 107.1 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: 1516431





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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: D

EPC Environmental Impact Rating: