



- Immaculately Presented Detached House
- Four Generous Bedrooms
- Impressive Lounge
- Modern Fitted Kitchen with Integrated Appliances
- Separate Dining Room
- Snug / Study / Family Room
- Modern Bathroom and En Suite Shower Room
- UPVC Double Glazing and Gas Fired Central Heating
- Large Secluded Garden
- Located within the Sought After Estate of Aldwick Fields





Whitlocks Estate Agents are delighted to offer a rare opportunity to purchase this beautifully presented four Bedroom Detached House, situated in a sought-after area in Aldwick.

The property has been completely refurbished and extended by the current owners, to a very high standard in our opinion.

Upon entering the property there is a bright and spacious Entrance Hall with doors leading to all rooms. The principal rooms are situated to the rear of the property with an impressive sized Lounge that has views and access onto the rear Garden. Furthermore there is a modern fitted Kitchen benefitting from a range of integrated appliances, that opens out into a large Dining Room, perfect for entertaining guests.

There is also an additional reception room which could be used as a snug, play room or an office, as well as a downstairs Cloakroom.

On the First Floor, four generous sized Bedrooms can be found, the master Bedroom benefits from an En-Suite Shower Room, there is also a family Bathroom.

Further benefits include UPVC Double Glazing and Gas Fired Central Heating throughout.

Outside to the rear the southerly aspect Garden is mainly laid to lawn but is well stocked with a variety of well maintained shrubs and hedges, furthermore there is a large patio area providing space for outdoor dining.

To the Front, there is a block paved Driveway providing off road parking for several vehicles as well as a Garage.

Viewing is highly recommended to appreciate the modern and versatile accommodation this property 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.

Council Tax band: E

Tenure: Freehold

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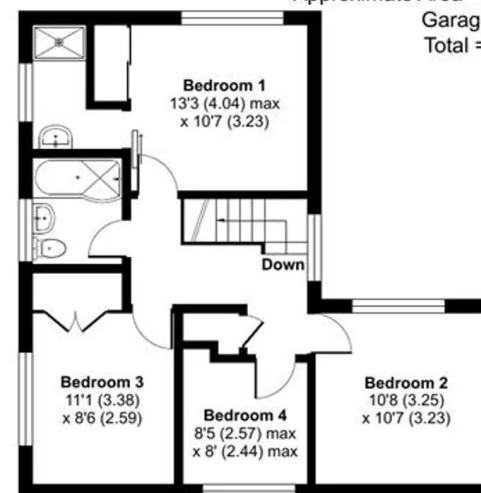
Aldwick Fields, Bognor Regis, PO21

Approximate Area = 1547 sq ft / 143.7 sq m

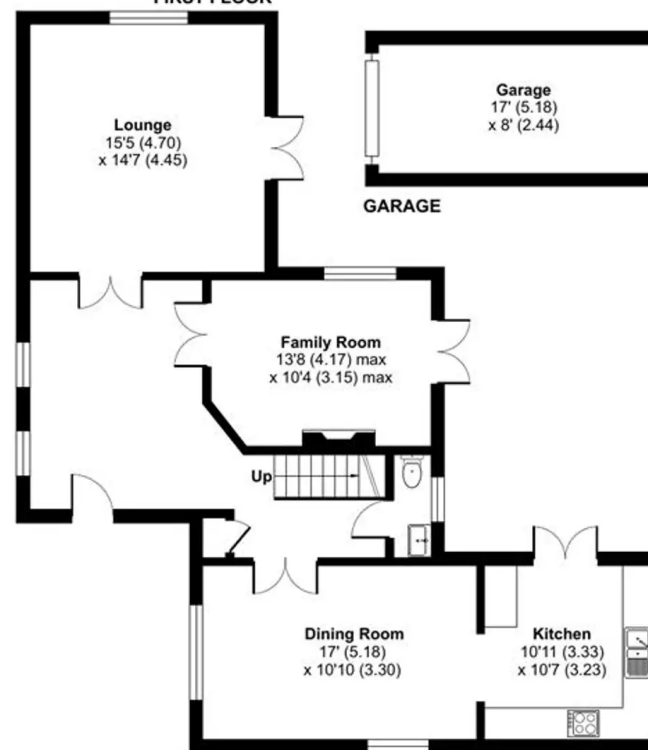
Garage= 136 sq ft / 12.6 sq m

Total = 1683 sq ft / 156.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Whitlock Estate Agents Limited. REF: 999450



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