



WHITLOCKS
ESTATE AGENTS

Aldwick Road, Aldwick, Bognor Regis
In Excess of £550,000



Offering impressive proportions, excellent versatility and plenty of scope to make it your own, this substantial four bedroom detached family home provides generous accommodation ideally suited to modern family life. With three reception rooms, a large driveway and private front and rear gardens, the property combines space, practicality and potential in a desirable residential setting close to local schools and the coast.

The ground floor offers an excellent choice of living spaces, including a spacious lounge, separate dining room and an additional reception room which could be used as a family room, snug, playroom, home office or hobby space.

Positioned at the heart of the home is the fitted kitchen, providing practical storage and preparation space for everyday use. A ground floor bathroom and separate WC add further convenience.

Upstairs, the property offers four well proportioned bedrooms, including a particularly generous principal bedroom. The remaining bedrooms provide comfortable accommodation for family members or guests and could equally be adapted as a home office or dressing room if required. A separate shower room serves the first floor, together with useful additional storage.

While the home offers a generous and well arranged layout, some areas would benefit from updating and modernisation, presenting an excellent opportunity for the next owners to personalise the property to their own style and requirements.

Outside, a large driveway provides ample off road parking for several vehicles, while the private front and rear gardens offer valuable space for families, entertaining and relaxation. The rear garden provides plenty of scope for outdoor dining, children's play or simply enjoying the warmer months.

The property is conveniently positioned close to local amenities and popular schools, including Edward Bryant School, while Aldwick Beach is also within easy reach, offering the benefits of coastal living alongside an established residential setting.

Combining four bedrooms, three versatile reception rooms, generous parking and private gardens, this substantial detached home represents an excellent opportunity for buyers seeking both space and potential.





Spacious four bed detached home with three reception rooms, large driveway, private gardens, and scope to modernise. Close to schools and coast. Ideal for families seeking space and potential.

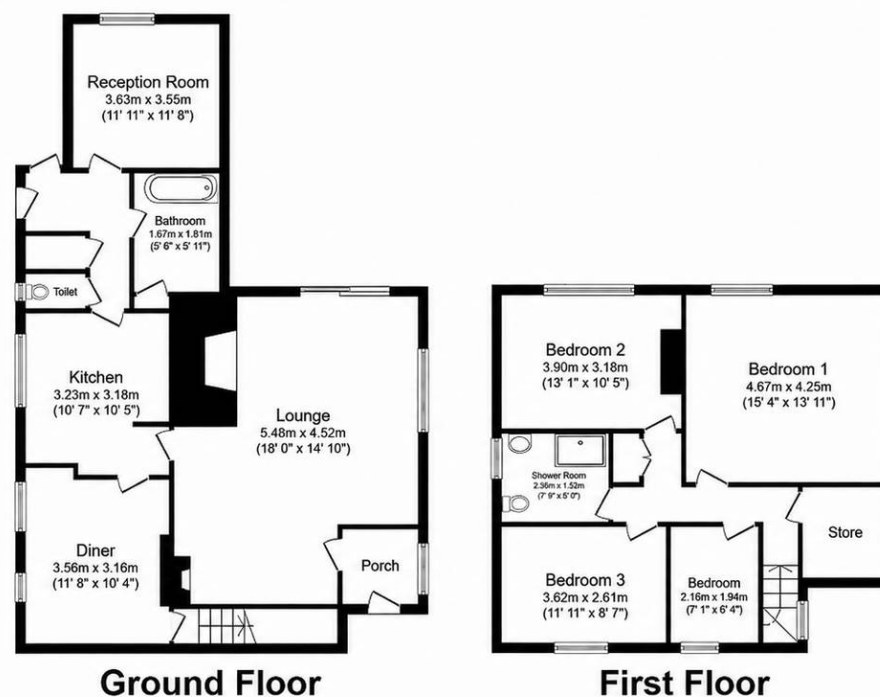
- Four Bedroom Detached Family Home
- Three Versatile Reception Rooms
- Spacious Lounge with Separate Dining Room
- Flexible Additional Reception Room / Home Office
- Ground Floor Bathroom & Separate WC
- First Floor Shower Room
- Large Driveway with Ample Off-Road Parking
- Private Front & Rear Gardens
- Excellent Potential to Modernise & Personalise
- Aldwick Beach Within Easy Reach





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.



Total floor area 156.8 sq.m. (1,687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Whitlocks Estate Agents

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

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

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: