



WHITLOCKS
ESTATE AGENTS

Alborough Way, Aldwick, Bognor Regis
£525,000



Offering well-proportioned and versatile single-storey accommodation, this substantial three-bedroom detached bungalow is complemented by an impressive sunroom, attached garage and a beautifully established rear garden. With a practical layout and plenty of flexibility throughout, the property would suit buyers looking for comfortable family living or those hoping to downsize without sacrificing useful space.

A welcoming entrance hall provides access to the principal rooms and creates a natural flow through the home. The living room is a particularly inviting space, with ample room for both relaxing and entertaining. Good natural light enhances the bright and comfortable atmosphere, while double doors lead through to the sunroom, one of the standout features of the property.

Enjoying views across the rear garden, the sunroom provides a wonderful additional reception area and creates a strong connection between the internal accommodation and outside space. Whether used as a garden room, informal dining area or simply somewhere to relax throughout the seasons, it adds excellent flexibility to the home.



The separate fitted kitchen offers a practical range of units and worktop space for everyday cooking and preparation, together with convenient access to the garden.

The three bedrooms are well proportioned and offer flexibility to suit a variety of needs, whether accommodating family members, welcoming guests or providing dedicated space for home working or hobbies.





Serving the bedrooms is a well-appointed bathroom, featuring a modernised walk-in shower, wash hand basin and WC, providing a contemporary and practical space for everyday use. An additional separate WC/cloakroom offers further convenience for residents and visitors alike, while useful storage throughout the property enhances the practicality of the accommodation.

The attached garage provides valuable parking or additional storage space and benefits from an electrically operated, remote-controlled up-and-over door for ease of access. A separate pedestrian door to the rear offers convenient access to the garden, further enhancing the practicality of this useful space.

Outside, the generous rear garden is a particularly appealing feature of the property, offering a beautifully established setting with an abundance of mature flower beds, colourful seasonal blooms and a variety of shrubs. Predominantly laid to lawn, the garden provides an attractive and peaceful outdoor space, with a dedicated vegetable plot positioned towards the rear, ideal for those with an interest in gardening or growing their own produce.

A patio area directly accessible from the sunroom provides an inviting space for outdoor dining and entertaining, while an additional side patio offers further flexibility for relaxing and enjoying the garden throughout the day. Combining generous proportions with well-established flower beds and practical outdoor spaces, the garden creates a wonderful extension of the living accommodation.

Situated within an established residential setting, the property is conveniently positioned for local amenities and transport connections.

Combining flexible single-storey accommodation with an impressive sunroom, attached garage, modernised shower facilities and a mature private garden, this appealing detached bungalow offers an excellent opportunity for buyers seeking comfort, practicality and a pleasant outside setting.



Spacious three-bedroom detached bungalow with sunroom, modern shower room, attached garage, and mature private garden. Flexible layout suits families or downsizers. Convenient for local amenities.

- Substantial 3 Bedroom Detached Bungalow
- Spacious & Versatile Accommodation Throughout
- Impressive Living Room
- Separate Fitted Kitchen
- Well-Proportioned Bedrooms
- Family Bathroom with modernised walk-in shower & Separate WC
- Generous Sunroom Overlooking the Garden
- Generous Mature Rear Garden with Established Flowers, Shrubs and Vegetable Plot
- Attached Garage with Electric Remote-Controlled Door and Rear Pedestrian Access
- Fantastic Potential to Personalise & Improve



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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Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

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

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: