



2 Lucerne Court, Aldwick

Guide Price £700,000

2 Lucerne Court

Modernised and extended detached four bedroom family house situated in the sought-after area of Aldwick.

- Spacious Extended Family Home
- Entrance Hall with Study and Cloakroom/WC
- Quality Contemporary Kitchen/Breakfast Room
- Spacious Sitting Room
- Separate Dining Room
- Principal Bedroom with En-suite Bathroom
- Three Further Double Bedrooms
- Modern Family Bathroom
- Garage and Block Paved Driveway
- Landscaped Gardens Front and Rear

Modernised, extended and improved four bedroom detached family house situated in the popular residential area of Aldwick within walking distance to the Aldwick beach, with gated access.

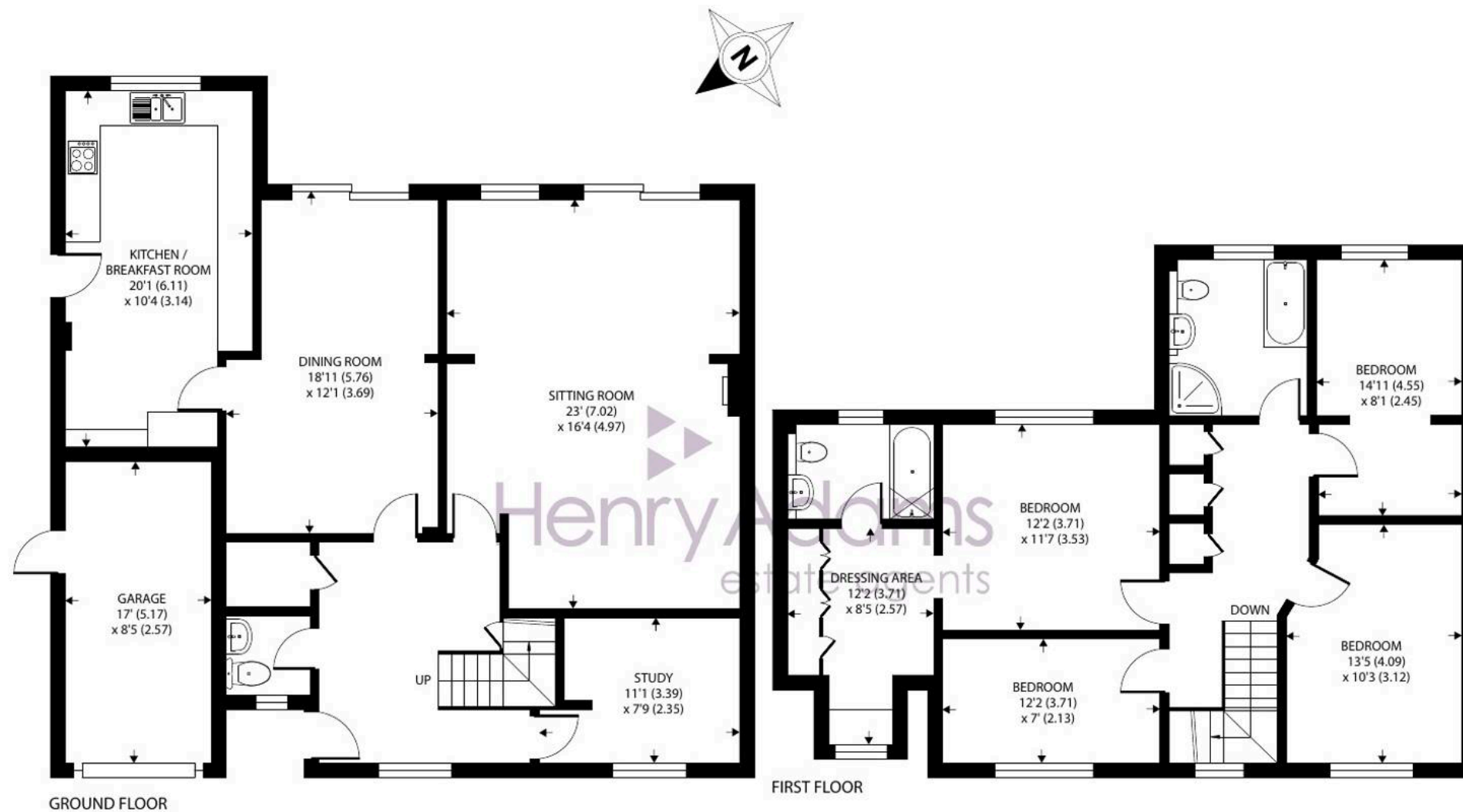
The accommodation comprises spacious entrance hall leading to the study, cloakroom/WC and large storage cupboard. The kitchen/breakfast room is fitted with contemporary gloss units under Corian worktops, integral appliances including an eye-level combi-microwave and oven with slide-in door and Induction hob. In the breakfast area there is a side access door. There is a separate dining room with sliding patio doors to the garden. The spacious and extended sitting room also has sliding patio doors to the garden.

Cont









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Approximate Area = 1933 sq ft / 179.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 2073 sq ft / 192.6 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). © n̄checom 2025. Produced for Henry Adams. REF: 1272843

On the first floor, the landing leads to the principal bedroom which is complemented by a dressing room with fully fitted wardrobes and full en-suite bathroom. There are three further double bedrooms and a refitted family bathroom.

Outside, the front garden is of an open plan design and has a wide block paved driveway leading to an integral garage. The enclosed rear garden provides a safe playing environment for young children and includes a patio adjacent to the property, an extensive lawn, established trees and shrubs, and an further patio area at the far end ideal for alfresco entertaining.

Lucerne Court is a mature, highly regarded residential location about two miles west of Bognor Regis. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles; while Goodwood is approximately eight miles, famous for horseracing including Glorious Goodwood, as well as hosting the world renowned Festival of Speed and Revival motor sport events. Golf clubs are situated at Felpham, Chichester and Goodwood and there are sailing clubs at Bognor Regis, Felpham, Pagham and the Marina at Chichester Harbour.

What3Words [///pass.invite.duck](https://www.what3words.com/invite/duck)

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





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