



121 Aldwick Road, Bognor Regis

Guide Price £240,000

 **Henry Adams**
estate agents

121 Aldwick Road

- Ground Floor Apartment
- 2 Spacious Double Bedrooms
- Private Off-Road Parking for 3/4 Cars
- Private South/West Facing Garden
- Garage
- Short Walk to Bognor Seafront
- Convenient Transport Links

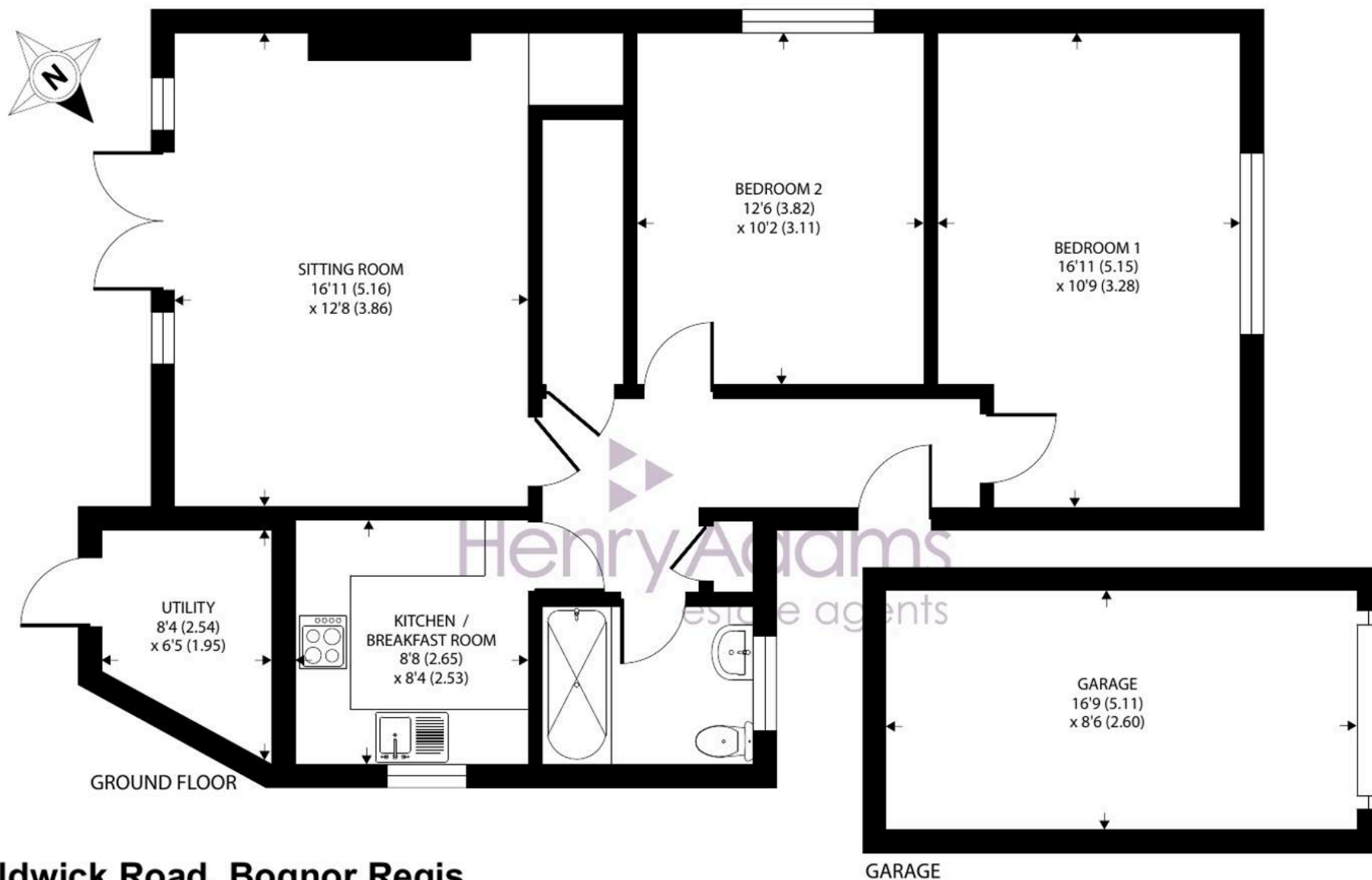
This well-presented 2 double bedroom ground floor apartment offers spacious living in a highly sought-after location on Aldwick Road, Bognor Regis. Perfectly suited to a wide range of buyers, this home boasts a rare combination of generous outdoor space, ample parking, and convenience.

Step inside to find a well-maintained interior, featuring a bright and airy lounge, modern kitchen, 2 good-sized double bedrooms, and a contemporary bathroom — all thoughtfully laid out and in great condition throughout.

Outside, the property truly shines with features rarely found at this price point — including private off-road parking with space for 3 to 4 cars, a garage, and a private garden, perfect for outdoor entertaining or relaxing in the sun.

It's ready to move into and ideal for first-time buyers, downsizers, or anyone looking for easy ground floor living. Located just a short walk from a parade of local shops, the apartment also benefits from excellent transport links with a bus route just conveniently placed close by, making commuting or day-to-day travel easy and convenient.





Aldwick Road, Bognor Regis

Approximate Area = 790 sq ft / 73.3 sq m

Garage = 143 sq ft / 13.2 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 975 sq ft / 90.4 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). © nichecom 2025. Produced for Henry Adams. REF: 1356158

This rare find offers the perfect blend of comfort, practicality, and location. Early viewing is highly recommended.

The town centre of Bognor Regis is about half a mile to the east, close to the Aldwick Road parade of shops which includes a Tesco express. The property is within walking distance to the beach, promenade and pier of the traditional seaside town of Bognor Regis, with its mainline railway station to London Victoria, precinct shopping facilities and range of cafes, bars and restaurants.

What3Words ///dozen.feared.makes

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.