



5 Edinburgh Close, Aldwick

Guide Price £375,000

 **Henry Adams**
estate agents

5 Edinburgh Close

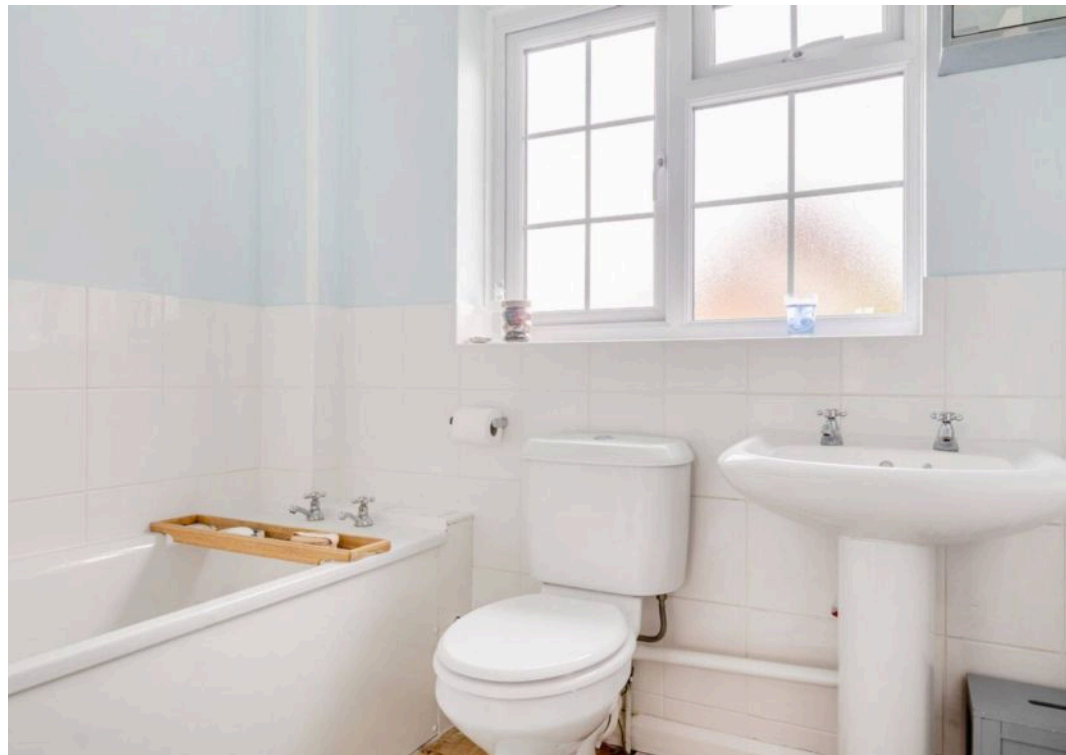
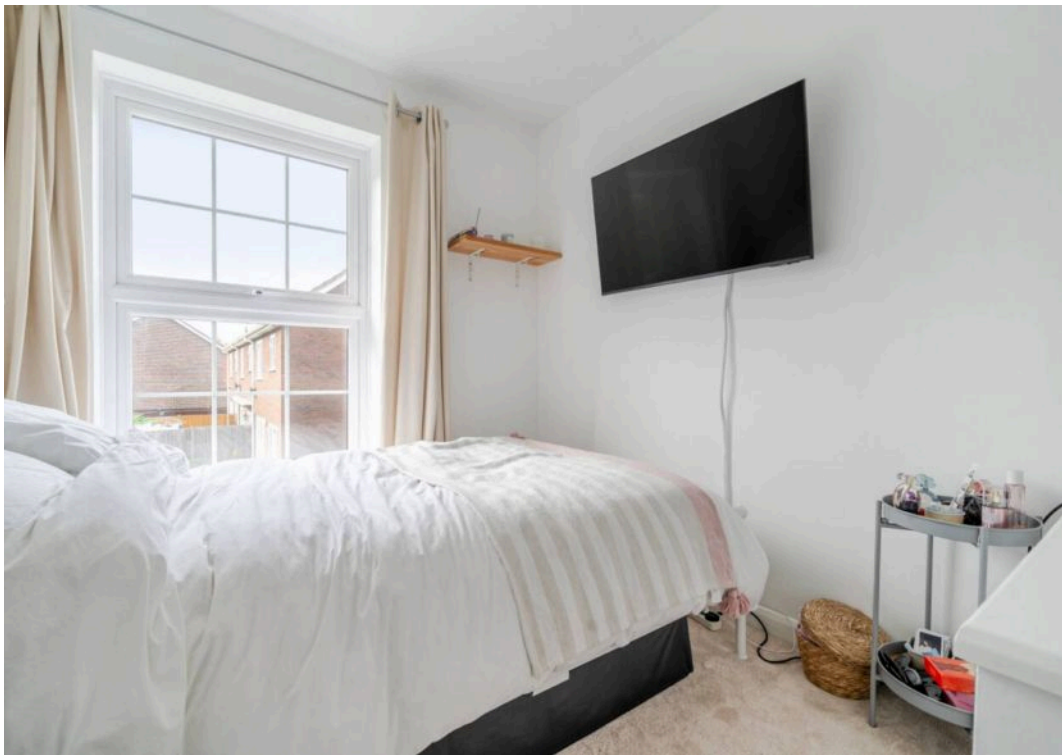
- Short Walk to the Beach
- Sought-After Grange Park Location
- 27' Sitting Room/Dining Room
- 3 Double Bedrooms
- Beautiful Wood-Burning Stove
- Separate Garage in Compound

Tucked away in a peaceful cul-de-sac within the sought-after Grange Park estate, this generously sized three double bedroom mid-terraced home offers comfortable and versatile living space, perfect for families, those looking to upsize or a comfortable coastal lifestyle.

Set in a very pleasant cul-de-sac within the desirable part of the much favoured Aldwick area and only about a third of a mile from the beach, 5 Edinburgh Close is a deceptively spacious and very well presented three bedroom terraced Georgian style family home. The property features a large open-plan sitting and dining room measuring circa 27' in length with a beautiful cosy wood-burning stove creating a warm and inviting atmosphere, perfect for those colder evenings, the sitting room is flooded with natural light from the attractive bay window to the front and French doors opening onto the private enclosed rear garden — ideal for entertaining or relaxing while enjoying the lovely outlook. The well-appointed kitchen provides ample storage and worktop space with space for a cooker and white goods, with direct access to the rear garden, while a convenient downstairs WC adds practicality to the ground floor layout.

Cont







Edinburgh Close, Bognor Regis

Approximate Area = 997 sq ft / 92.6 sq m

Garage = 125 sq ft / 11.6 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 1154 sq ft / 107.2 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: 1373479

Upstairs, you'll find three well-proportioned double bedrooms, each offering excellent natural light, and a 3-piece white suite family bathroom.

Outside, the property benefits from a low-maintenance rear garden which is mainly laid to lawn with a timber shed and numerous plants and shrubs, ideal for outdoor dining or relaxation and can be accessed via the rear pathway and a single garage is situated in a nearby compound.

Located in a sought-after, quiet and friendly residential area, this home is within easy reach of local schools, shops, transport links, and the seafront, making it a fantastic choice for families and professionals alike.

What3Words ///airstrip.doormat.dries

Council Tax band: D

Tenure: 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.