



1 Canons Close, Aldwick

Guide Price £675,000

1 Canons Close

- Attached Bungalow
- Immaculate Condition
- Private Road
- Spacious Kitchen/Dining/Living Area
- Principal Bedroom with En-suite and Dressing Room
- Three Further Bedrooms
- Studio Converted from Garage
- Off-street Parking
- Short Walk to the Beach
- Garden

This beautifully presented partially attached bungalow offers an exceptional standard of living, situated on a private road just a short walk from the beach.

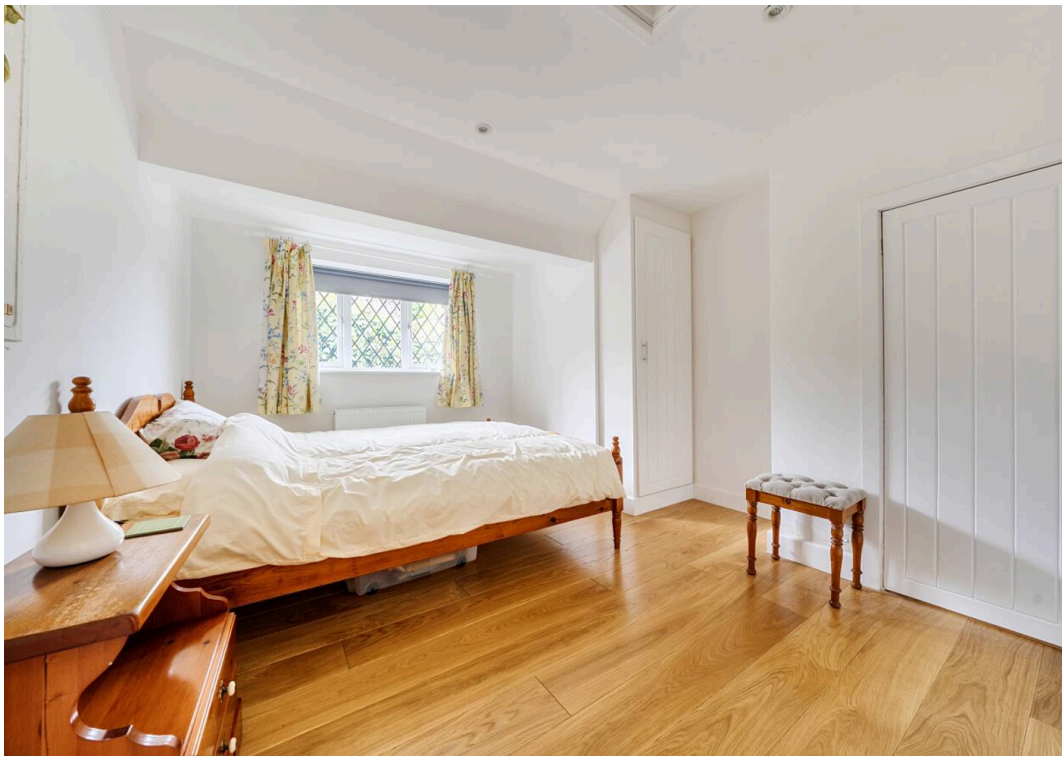
The property, with only a small proportion of the house attached, is in immaculate condition throughout and provides an impressive blend of spaciousness and versatility. The heart of the home is a generous open-plan kitchen, dining, and living area, thoughtfully designed to accommodate both relaxation and entertaining, with modern finishes and high quality fittings. The principal bedroom is a true retreat, featuring a luxurious en-suite bathroom and a well-appointed dressing room for added convenience. There are three further bedrooms, each offering comfortable accommodation and flexibility for family, guests, or home office use.

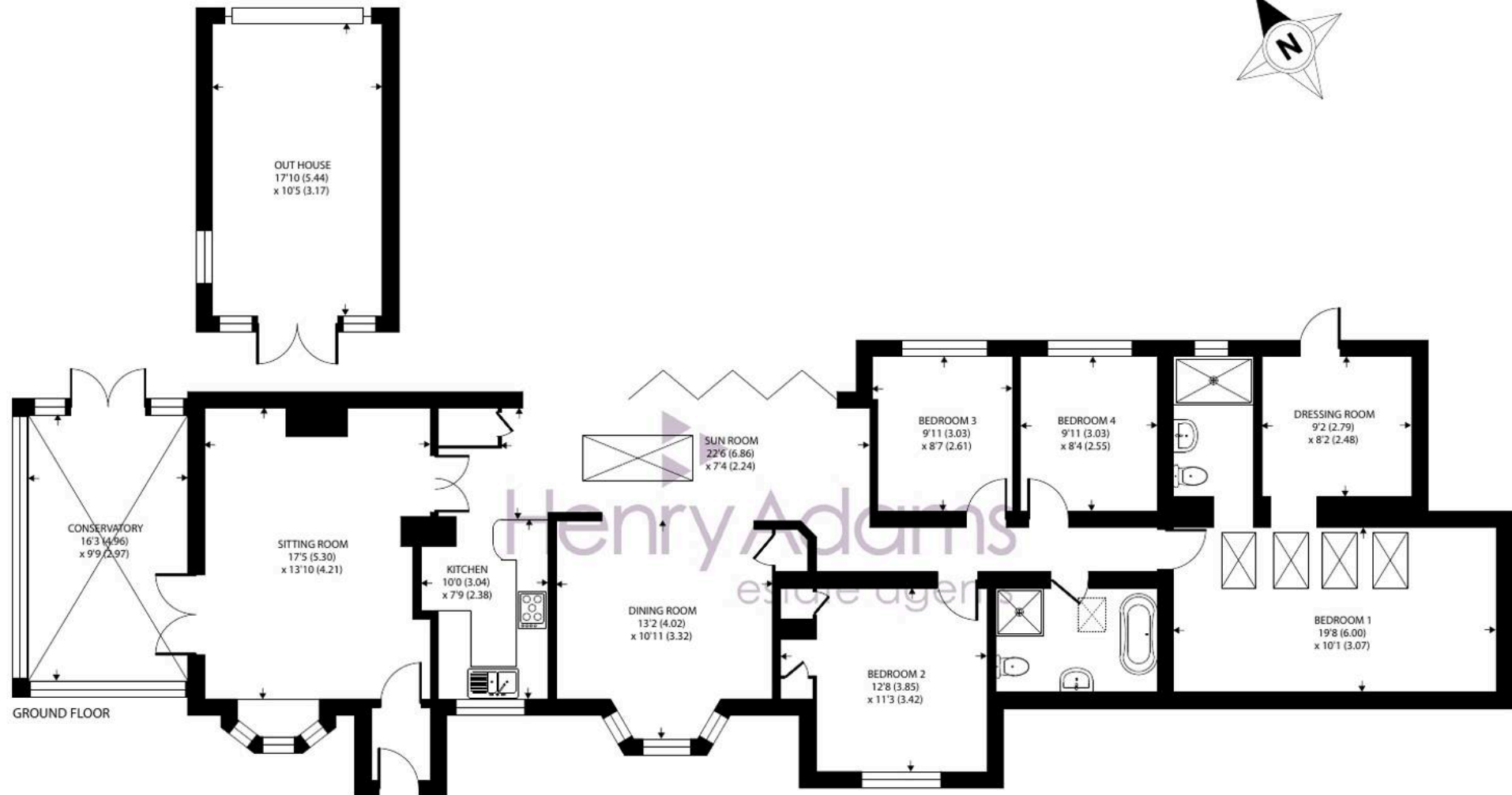
The house also benefits from a separate studio, expertly converted from the original garage, providing an ideal space for creative pursuits, a home gym, or a quiet work environment. Off-street parking ensures practicality and ease for residents and visitors alike.











Canons Close, Bognor Regis

Approximate Area = 1719 sq ft / 159.7 sq m

Outbuilding = 186 sq ft / 17.2 sq m

Approximate Area = 1905 sq ft / 176.9 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). © natchecom 2026.
Produced for Henry Adams. REF: 1457157

The location combines the tranquillity of a private setting with the benefits of coastal living, as the beach is within easy walking distance and accessed via a private lockable gate, making this home ideal for those seeking a relaxed lifestyle without compromising on quality or convenience. This exceptional bungalow is perfectly suited to discerning buyers looking for a turnkey property in a sought-after area, where attention to detail and comfort are evident in every aspect of the home.

Canons Close is a delightful quiet cul-de-sac in Aldwick, ideally located for the beach. Aldwick is situated between the village of Rose Green with its local amenities and the seaside town of Bognor Regis with its beach and promenade, precinct shopping facilities, range of restaurants, cafes and bars and the mainline railway station to London Victoria. The Cathedral City of Chichester is approximately seven miles to the east with a further range of precinct shopping facilities and the renowned Chichester Festival Theatre.

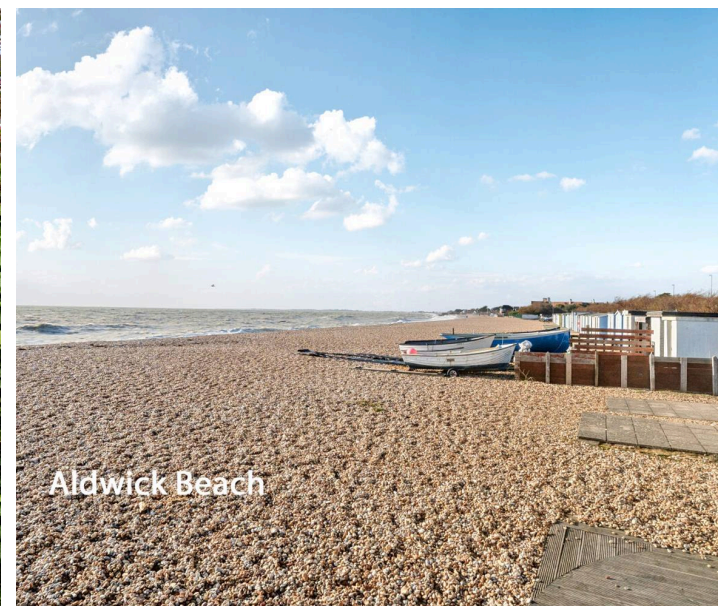
What3Words ///procured.pencils.warmers

Service Charge: We understand there is a service charge of approximately £150 p.a.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.