



WHITLOCKS
ESTATE AGENTS

Heston Grove, Aldwick, Bognor Regis
Guide Price £375,000



Tucked away in a quiet cul de sac in the popular Aldwick area, this three bedroom detached bungalow offers spacious accommodation, a generous plot, and plenty of potential for a new owner to make it their own.

The property is ideally situated close to local amenities, the beach, and a regular bus route on the adjoining road, making it a great choice for those looking to enjoy coastal living with everyday conveniences close at hand.

Stepping inside, the welcoming entrance hall leads through to a bright and spacious dual aspect living room, where large windows allow natural light to flood the space. The room flows into a conservatory overlooking the south facing rear garden, creating an ideal spot to relax and enjoy the outlook throughout the seasons.

The kitchen is located at the front of the property and benefits from access to a useful lean to, providing additional storage and practical space.

A further hallway leads to the bedroom accommodation, comprising three double bedrooms, including a principal bedroom with its own WC. The remaining bedrooms are served by a fully tiled shower room.

Outside, the south facing rear garden is mainly laid to lawn with a patio area and offers plenty of scope for a keen gardener or someone looking to create their own outdoor haven. The front garden is also laid to lawn and presents potential to be redesigned into a more practical and usable space if desired.

Additional benefits include a driveway and a single garage with an up-and-over door, power, and lighting.

Having been well loved home over many years, this light and spacious bungalow now offers an exciting opportunity for a new owner to update and personalise it to their own style. With its sought after location, generous accommodation, south facing garden, and proximity to the beach and local amenities, this is a home with plenty to offer.



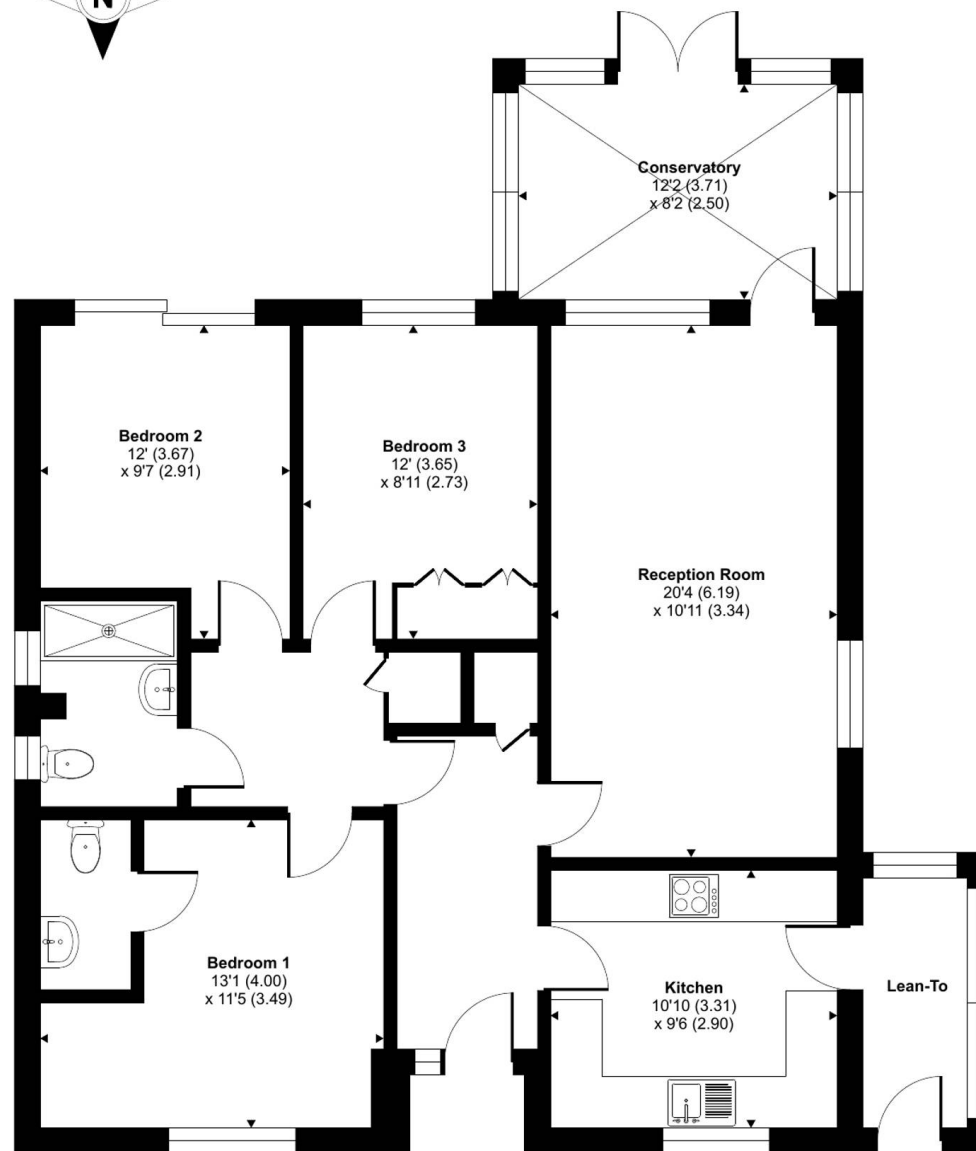
Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts 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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Heston Grove, Bognor Regis, PO21

Approximate Area = 1026 sq ft / 95.3 sq m (excludes lean-to)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1470770





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: