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Wakefield Way, Aldwick, Bognor Regis

Guide Price £270,000







Set within a peaceful cul-de-sac in the highly sought after area of Aldwick, this attractive three bedroom mid terraced home offers well arranged and comfortable accommodation, ideally suited to families, professionals or those seeking a well presented home in a desirable residential setting.

The ground floor opens into a welcoming entrance hall, leading through to a bright and generously proportioned living and dining room. With ample space for both comfortable seating and a dedicated dining area, this inviting reception space is well suited to everyday family life as well as entertaining.

The modern fitted kitchen provides a stylish and practical environment for cooking and preparation, with a good range of contemporary units, integrated appliances and useful worktop and storage space.

A particular highlight is the spacious conservatory, which adds valuable additional living accommodation and enjoys views across the rear garden. With direct access outside, this versatile space could be used as a garden room, additional sitting area or informal dining space. A convenient ground floor cloakroom completes the accommodation on this level.

Upstairs, the property offers three well proportioned bedrooms, including two generous double bedrooms, both benefiting from built in wardrobes, together with a further single bedroom that would work equally well as a child's room, guest bedroom or home office.

The first floor is completed by a recently fitted modern bathroom, finished to a high standard and combining contemporary styling with everyday practicality.

Outside, the rear garden has been thoughtfully landscaped to create an attractive and easy to maintain outdoor space. Predominantly laid to lawn, the garden also features established borders and a paved patio area, providing an ideal setting for outdoor dining, relaxing and entertaining.

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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Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: C
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D