



**WHITLOCKS**  
ESTATE AGENTS

Yeomans Acre, Bognor Regis  
Guide Price £475,000



Welcome to this beautifully presented three-bedroom detached home, offering spacious and versatile accommodation extending to approximately 1,316 sq. ft. Situated in a desirable residential location, this attractive property is ideal for families, downsizers seeking flexible living or those looking for a home that can adapt to their changing needs. The entrance hall leads through to a generous dual-aspect sitting room, measuring over 19 feet in length, providing a bright and comfortable space for both relaxing and entertaining. The well-appointed kitchen offers an excellent range of fitted units, ample worktop space and room for dining, making it the heart of the home. A particularly appealing feature is the flexible ground floor accommodation, which includes a separate reception room currently arranged as a dining room but equally suited as a third bedroom, home office, or playroom. A modern family bathroom completes the ground floor. To the first floor are two spacious double bedrooms, both enjoying generous proportions and excellent natural light. The principal bedroom benefits from access to an en-suite shower room, while the second bedroom provides ample space for wardrobes and additional furnishings.

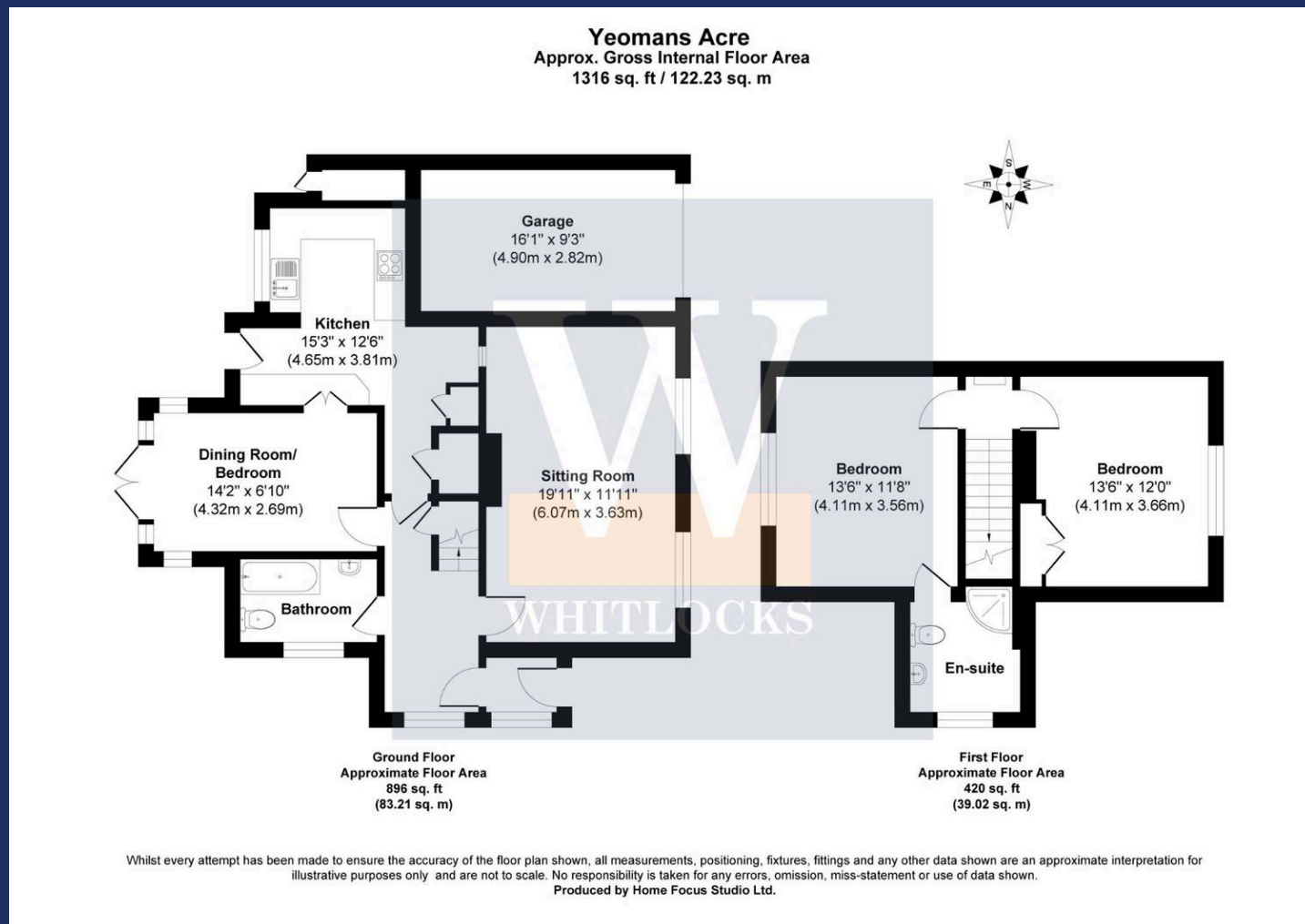
Externally, the property boasts a generous and mature rear garden, predominantly laid to lawn and bordered by established trees, shrubs and planting, creating a wonderful sense of privacy and tranquillity. A paved patio provides the perfect spot for outdoor dining and entertaining, while the greenhouse and well-stocked borders will particularly appeal to keen gardeners. To the front, the property benefits from driveway parking and an integral garage, offering excellent storage and secure parking.

Combining flexible living space with well-proportioned rooms throughout, this attractive home is perfectly positioned for easy access to local amenities, transport links, and highly regarded schools. Offering the convenience of adaptable accommodation and presented to a high standard throughout, early viewing is highly recommended to fully appreciate everything this wonderful home has 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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## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F