



WHITLOCKS
ESTATE AGENTS

Aldwick Fields, Aldwick, Bognor Regis

Guide Price £575,000



This beautifully presented four bedroom detached house in Aldwick. Thoughtfully extended and comprehensively refurbished by the current owners, the property offers well considered accommodation, contemporary finishes and excellent versatility for modern family living.

The property occupies a sought after residential position in Aldwick, an established area of Bognor Regis particularly popular with families and those looking for a well connected coastal location close to local amenities, schools and the seafront.

On entering, the spacious hallway provides an immediate sense of the generous proportions throughout the home, with access to the principal rooms on the ground floor.

The rear of the property is particularly impressive, with a substantial lounge enjoying views across the garden and direct access outside. The modern fitted kitchen features a range of integrated appliances and opens into a generous dining room, creating a well connected space for everyday living and entertaining.

A further reception room provides valuable flexibility and could be used as a home office, snug, playroom or additional sitting room, depending on the needs of the household. A downstairs cloakroom completes the ground floor.

Upstairs, there are four bedrooms, making this an ideal home for growing families or buyers looking for additional space to work from home. The principal bedroom benefits from a private en suite shower room, with the remaining bedrooms served by the family bathroom.





The kitchen and both reception rooms enjoy direct access to the rear garden, creating a seamless connection between the main living spaces and the south facing garden. The garden is well established and predominantly laid to lawn, with mature shrubs and hedging providing a good degree of privacy. A substantial paved terrace creates a natural area for outdoor dining and entertaining, while the garden itself provides plenty of space for children, pets or simply enjoying the southerly aspect.

To the front, a block paved driveway provides off road parking for several vehicles and leads to the garage.

Viewing is highly recommended to appreciate the modern and versatile accommodation this property has to offer.

Additional Information:

AML Verification: Upon acceptance of an offer, each purchaser will be required to undergo Anti-Money Laundering (AML) and identity verification checks. A charge of £65 + VAT per person applies.



A beautifully refurbished and extended four bedroom detached home in Aldwick, offering generous and versatile living space, a south facing garden, ample parking and a garage.

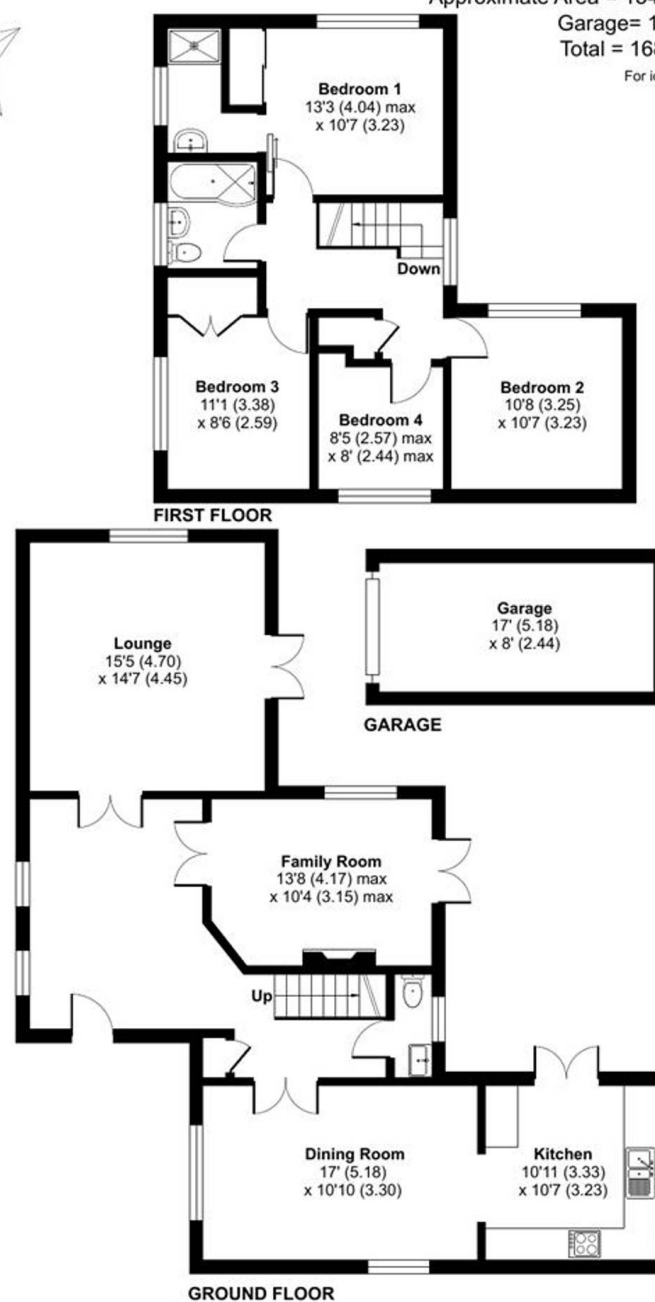
- Immaculately Presented Detached House
- Four Bedrooms
- Impressive Lounge
- Modern Fitted Kitchen with Integrated Appliances
- Snug / Study / Family Room
- Modern Bathroom and En Suite Shower Room
- Large Secluded South Facing Garden
- UPVC Double Glazing and Gas Fired Central Heating
- Located within the Sought After Estate of Aldwick Fields





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Approximate Area = 1547 sq ft / 143.7 sq m
Garage= 136 sq ft / 12.6 sq m
Total = 1683 sq ft / 156.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Whitlocks Estate Agents

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

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

Council Tax band: E

Tenure: Freehold