



8 Shorecroft, Aldwick

Guide Price £700,000





8 Shorecroft

- Detached House
- Private Estate
- Close to the Beach
- Large 'L' Shaped Reception Room
- Conservatory
- Utility Room
- Principal Bedroom with En-suite Shower Room
- Three Further Bedrooms
- Mature Garden
- Double Garage

This impressive four bedroom detached house is situated within a highly sought-after private estate, directly across the road from the beach.

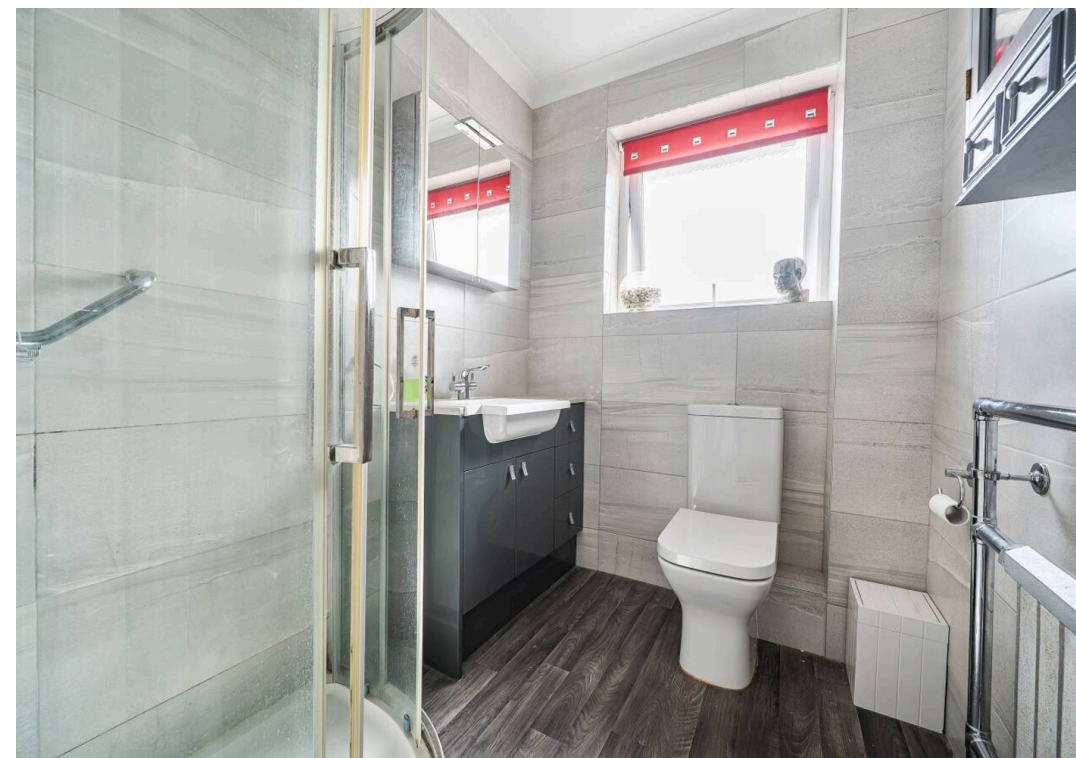
The property offers spacious and versatile accommodation, including a large 'L' shaped reception room that is ideal for both family living and entertaining guests. The conservatory provides an additional light-filled space, perfect for relaxing and enjoying views of the garden throughout the year. The principal bedroom features its own en-suite shower room, while three further well proportioned bedrooms provide ample space for family or guests. A well equipped kitchen is complemented by a separate utility room, offering practical solutions for everyday living. The property also benefits from a double garage, providing secure parking and extra storage, and is presented in excellent condition throughout.

The outside space is equally impressive, with a mature garden that wraps around the house and offers a high degree of privacy.











Shorecroft, Bognor Regis

Approximate Area = 1833 sq ft / 170.2 sq m

Garage = 283 sq ft / 26.2 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 2134 sq ft / 198 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). © n̄checom 2026. Produced for Henry Adams. REF: 1523848

The garden is mainly laid to lawn, interspersed with established shrubs and trees, creating a tranquil and secluded setting for outdoor activities and alfresco dining. The conservatory opens onto a patio area, ideal for summer gatherings or simply enjoying the peaceful surroundings. The property is set back from the road, with a generous driveway providing additional off-street parking. With the beach just moments away and access to the exclusive amenities of the private estate, this is an exceptional opportunity to acquire a home that combines coastal living with comfort and convenience.

The property is located in a tucked away cul-de-sac of the Aldwick Place Private Marine Estate. The Aldwick beach with private gated access is a very short walk from the property. Rose Green village with its shopping facilities, doctors surgery and library are approximately one mile to the west. Bognor Regis town centre with its precinct shopping facilities, mainline railway station with services to London Victoria and the South Coast is approximately two miles to the east.

What3Words [///print.precautions.dreams](#)

Estate Charge: We understand the estate charge is currently £672.56 p.a.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.