



WHITLOCKS
ESTATE AGENTS

Frobisher Road, Aldwick, Bognor Regis
Guide Price £300,000



Offering comfortable single-storey accommodation and a practical, well-balanced layout, this two-bedroom semi-detached bungalow presents an appealing opportunity for buyers looking for a home they can enjoy while gradually adding their own style and improvements over time.

The property is approached via a welcoming entrance hallway, providing access to the principal rooms and creating a straightforward, well-connected layout throughout.

The generous living room is a comfortable and inviting space, benefiting from good natural light and offering plenty of room for both relaxing and entertaining.

There are two well-proportioned double bedrooms, both providing flexible accommodation. The second bedroom could equally be used as a guest room, home office or hobby space if required.

The fitted kitchen offers a practical range of cabinetry, worktop space and integrated cooking appliances, providing a functional environment for day-to-day use while also offering scope for future updating and personalisation.

A separate sunroom provides a valuable additional reception area and creates a pleasant connection to the garden. This versatile space could be enjoyed as a dining room, sitting area or simply somewhere to relax and enjoy the outlook.

A modern bathroom completes the internal accommodation, while gas central heating and double glazing add further everyday practicality.

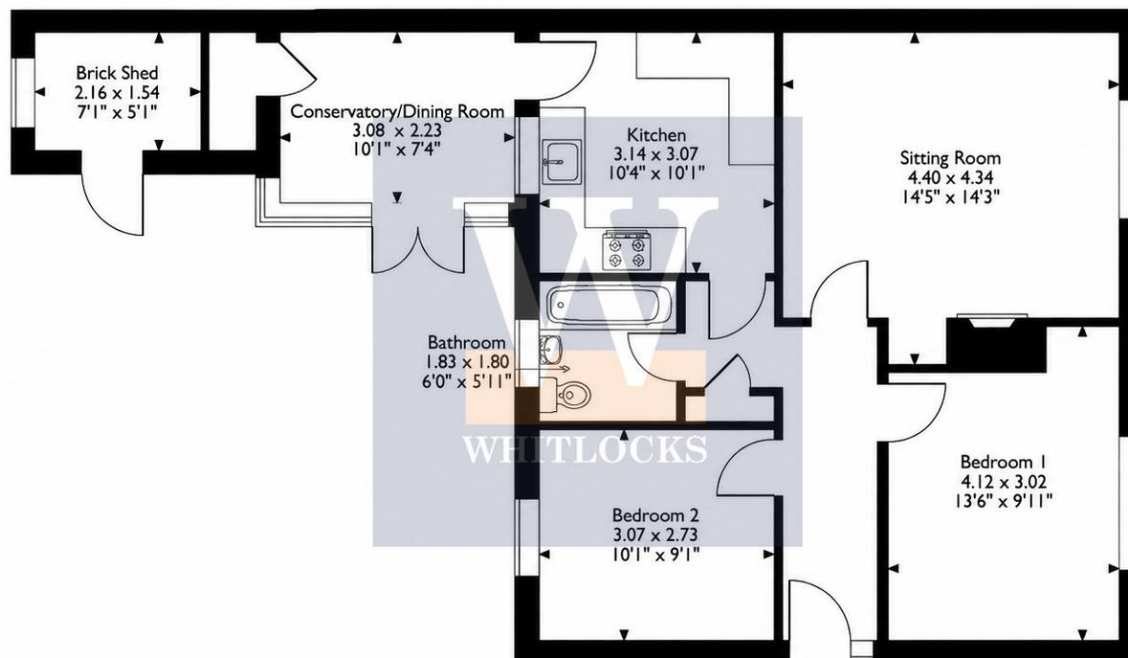
Combining two double bedrooms, a generous living room, separate sunroom and practical single-level layout, this appealing bungalow would suit downsizers, first-time buyers or those seeking a manageable home with potential to make their own.



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.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

Frobisher Road, Bognor Regis
Approximate Gross Internal Area
72 Sq M/782 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Whitlocks Estate Agents

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: D

EPC Environmental Impact Rating: D