



**WHITLOCKS**  
ESTATE AGENTS

77 Hewarts Lane, Bognor Regis  
In Excess of £300,000



- Spacious Mid-Terraced House
- Three Generous Size Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Dining Room
- Modern Fitted Bathroom and Cloakroom
- UPVC Double Glazing and Gas Central Heating Throughout
- Well Maintained Garden
- Garage Located in a Nearby Compound
- Close to Local Amenities
- Located in a Highly Sought-After Location

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







Whitlocks Estate Agents are delighted to present this deceptively spacious Mid-Terrace House offered to the market in a modern condition throughout and is located in a much sought-after area of Aldwick.

The property is arranged over two floors, on the ground floor there is a spacious Lounge / Dining Room, a modern fitted Kitchen with some integrated appliances that also has access to the rear Garden, and a Cloakroom.

On the first floor, three generous Bedrooms can be found as well as a modern fitted Bathroom.

Further benefits include UPVC Double Glazing and Gas Fired Central Heating throughout.

Outside to the rear, the mainly laid to lawn Garden offers easy maintenance and there is also a decking area proving the perfect space for outdoor dining.

To the front, the property has its own private Garden that is mainly laid to lawn and a path leading to the property.

Parking is available on a first-come-first-serve basis and there is a Garage located in a nearby compound.



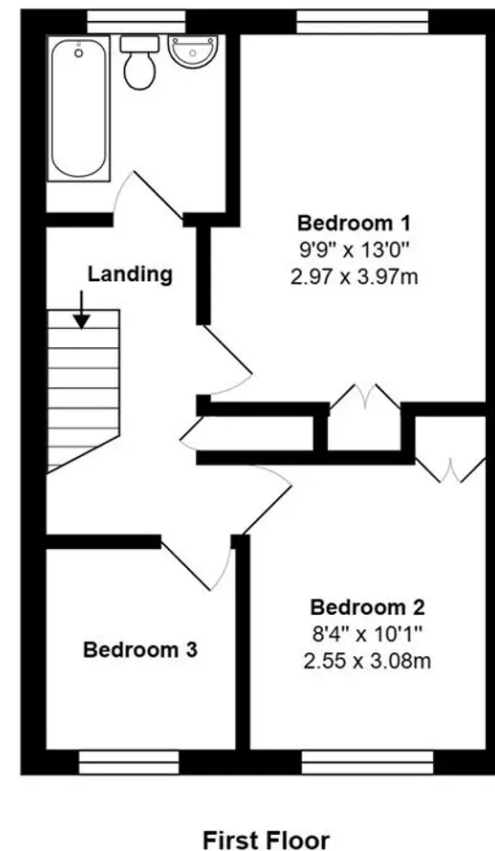
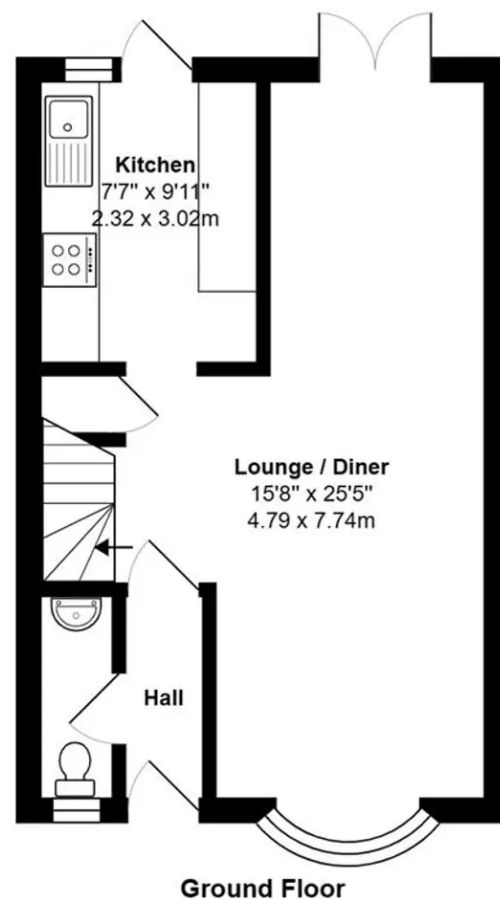






Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts 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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Total Area: 826 ft<sup>2</sup> ... 76.8 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2023





## Whitlocks Estate Agents - Bognor Regis & Pagham

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