



54 Wakefield Way, Aldwick

Guide Price £400,000

54 Wakefield Way

- Detached Bungalow
- Aldwick Location
- Refitted Modern Kitchen
- 3 Bedrooms
- Principal Bedroom with Shower En-Suite
- Beautifully Presented Garden
- Driveway Parking for Ample Vehicles
- Private and Secluded

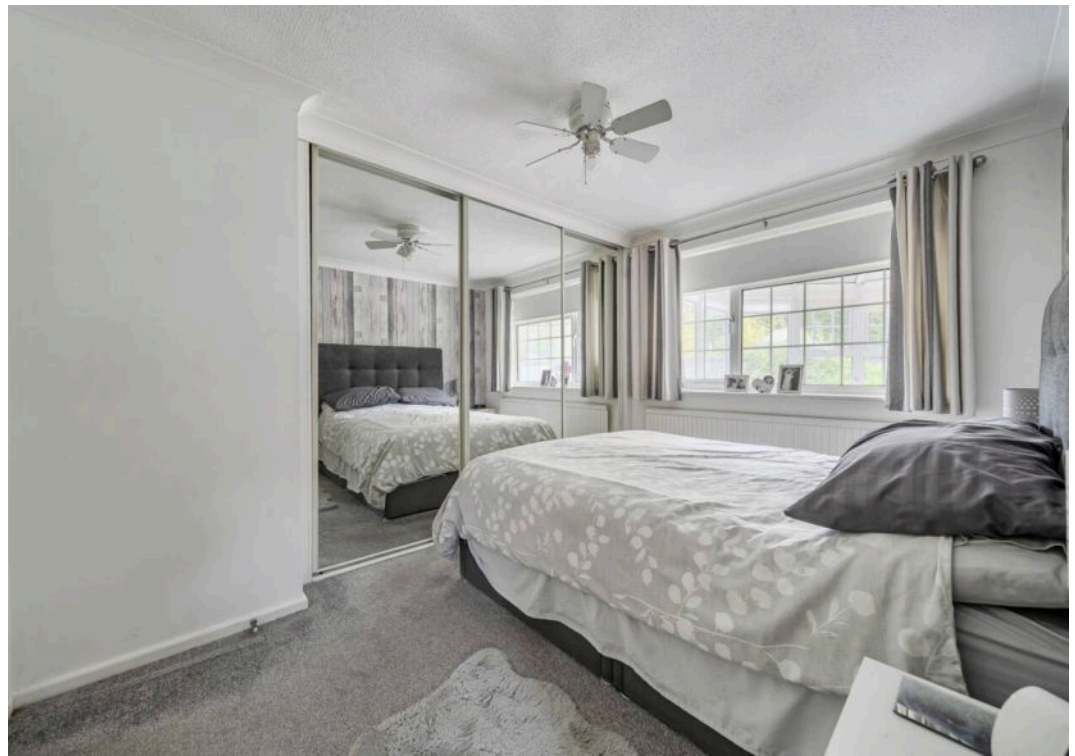
Tucked away in a quiet cul-de-sac location in Wakefield Way, this modernised three bedroom detached bungalow offers spacious single-storey living just moments from local amenities and transport links.

Internally, the sitting room has a large picture window providing ample natural light and a contemporary wall-hung fire. The modern refitted kitchen has ample cupboards, countertop space and the benefit of a separate utility space just off the kitchen/diner with side access to the rear garden.

The principal bedroom is fitted with mirror fronted wardrobes and has a shower en-suite, the second bedroom has French doors to the sun room which goes through to the beautifully presented garden.

Externally, the home provides ample off-road parking for 3/4 vehicles leading to the large garage which is currently utilised as a home gym/workshop. Through the garage, there is access to the well thought-out, secluded rear garden. The garden is landscaped and includes two large storage sheds, established trees and borders.







Wakefield Way, Bognor Regis

Approximate Area = 1073 sq ft / 99.6 sq m

Garage = 202 sq ft / 18.7 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1401 sq ft / 130 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). © n1checom 2025.
Produced for Henry Adams. REF: 1363226

The property is situated in a cul-de-sac and conveniently located about half a mile level walk from Rose Green village shops, which include a post office, convenience store and pharmacy. A bus route passes the end of the road along Westminster Drive to Bognor Regis and the Historic Cathedral City of Chichester is about seven miles.

What3Words [///glassware.crystal.over](https://www.what3words.com/#!/glassware.crystal.over)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.