



12 Bradlond Close, Aldwick Fields

Guide Price £625,000



12 Bradlond Close

- Detached Family Home
- Triple Aspect Sitting Room
- Separate Dining Room
- Kitchen/Breakfast Room
- Separate Utility Room
- Principal Bedroom with En-Suite and Fitted Wardrobes
- Three Further Bedrooms and Family Bathroom
- Wrap-Around Beautiful Garden
- Detached Double Garage with Electric
- Short Walk to Beach, West Park and Marine Park

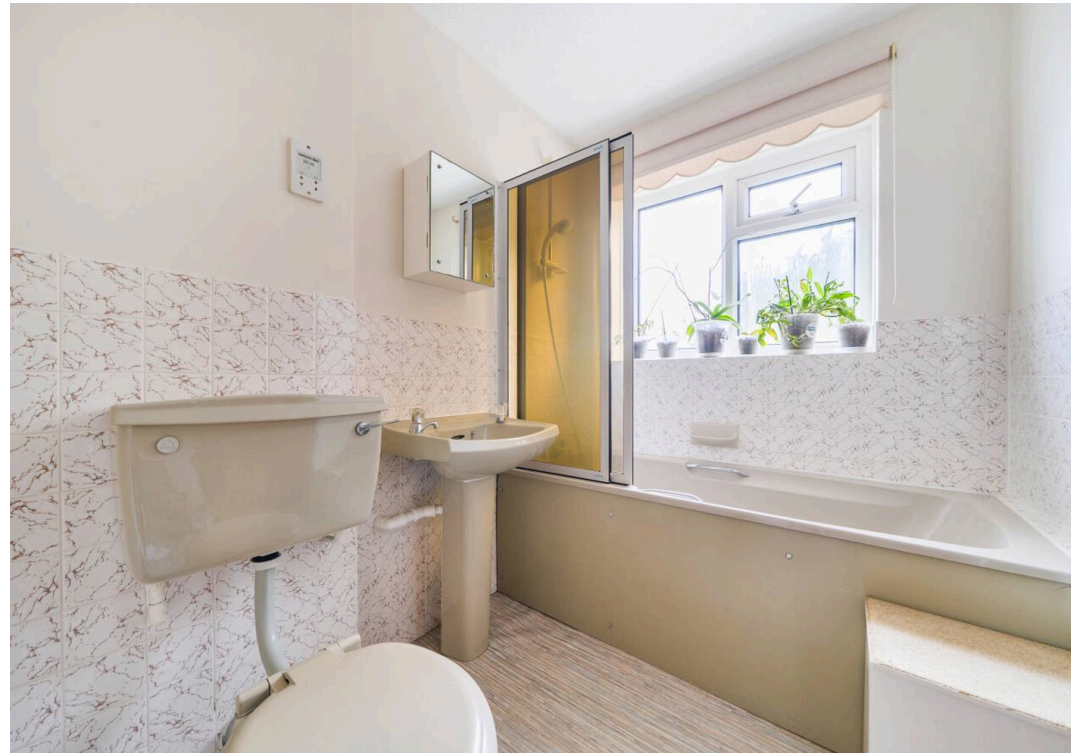
Presenting this four bedroom detached family home, ideally situated in the highly sought-after Aldwick Flds, just a short walk from the Aldwick beach with its traditional beach huts.

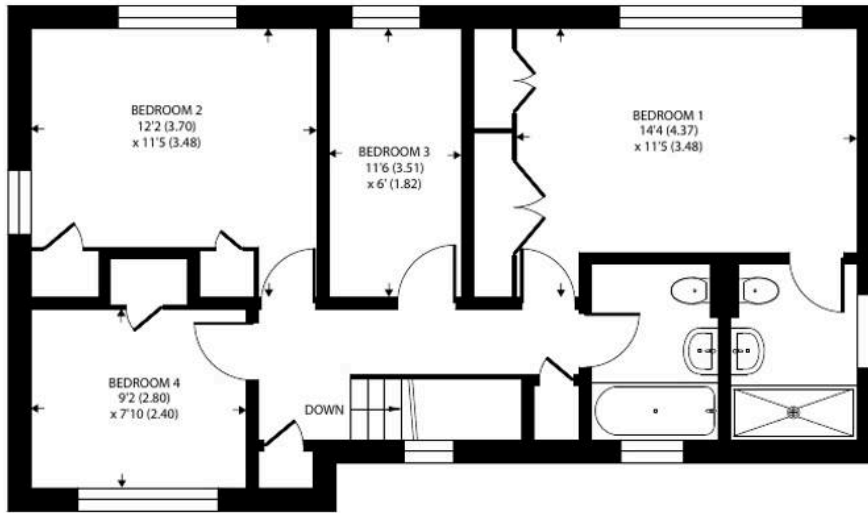
Upon entering, you are greeted by a welcoming entrance hall that leads to the generous triple aspect sitting room with doors opening onto the separate dining room, a perfect space for relaxation or entertaining, filled with natural light from multiple windows. The kitchen/breakfast room is fitted with a range of units with space for white goods. A practical utility room ensures every-day tasks are managed with ease and convenience.

Upstairs, the principal bedroom benefits from an en-suite shower room, while three further bedrooms offer comfortable accommodation. A family bathroom completes the first floor, featuring a pastel suite with shower over panel bath. Throughout the property, you will find generous storage, and a sense of light and space.

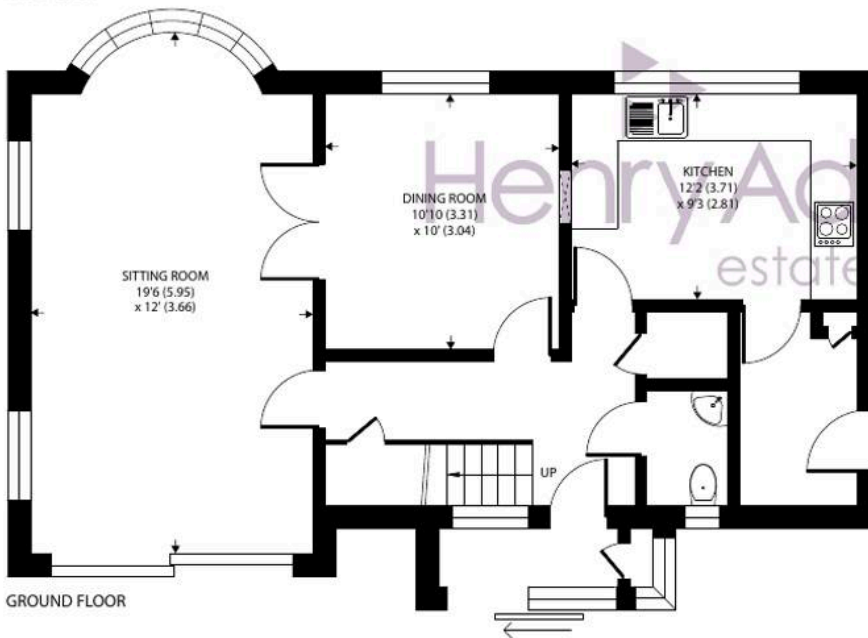




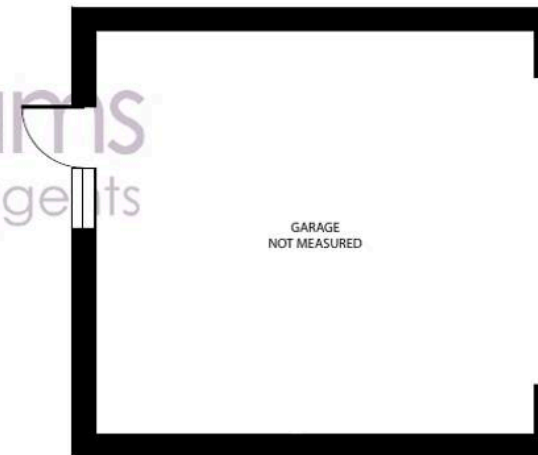




FIRST FLOOR



GROUND FLOOR



Bradlong Close, Bognor Regis

Approximate Area = 1324 sq ft / 123 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1472243

Externally, the home benefits from a double driveway leading to the detached double garage with electric. The beautiful large wrap-around garden boasts mature and colourful borders and is mostly laid to lawn with a courtyard style garden adjacent to the sitting room.

The location is particularly appealing, being just a short walk from the beach, perfect for those who enjoy coastal living and the vibrant community atmosphere that Aldwick Fields has to offer. This family home is ideally positioned for access to local amenities, schools, and transport links, making it an excellent choice for those seeking convenience. Early viewing is highly recommended to fully appreciate the spacious accommodation and superb setting that this property offers.

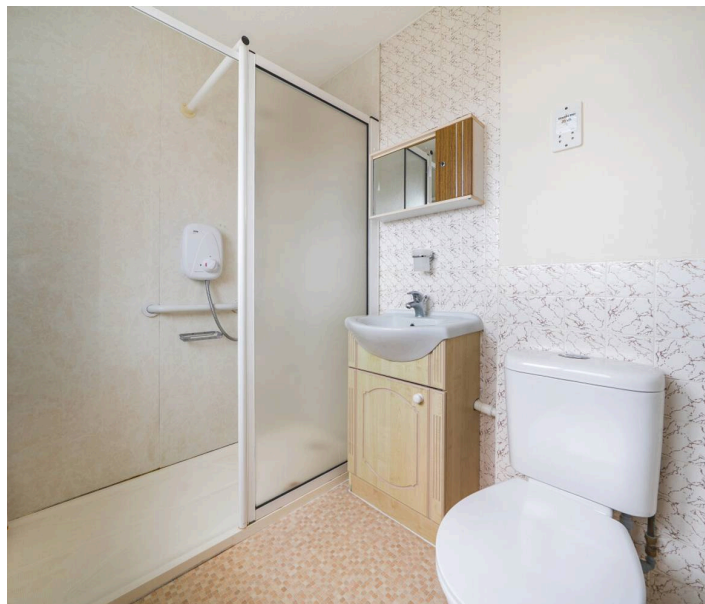
Bradlong Close is a quiet cul-de-sac situated within the ever popular residential area of Aldwick. The cul-de-sac is conveniently positioned for those seeking to be within a few minutes walk to Aldwick beach and recreational greensward's such as West Park and Marine Park Gardens. Aldwick offers a range of local facilities including a shopping parade in Aldwick Road where there is a Tesco Express convenience store, ladies hairdressers, gentleman's barbers and a range of caf  s, restaurants and bars.

What3Words ///farm.nods.diary

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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