



2 Woodstock Gardens, Aldwick

Guide Price £800,000



2 Woodstock Gardens

- Detached Bungalow in Private Cul-de-Sac
- Spacious Hallway with Additional Storage
- Open Plan 'L' Shaped Sitting/Dining Room
- Luxury Fitted Kitchen/Breakfast Room
- Principal Bedroom with En-Suite
- Two Further Double Bedrooms
- Well Appointed Family Bathroom
- Double Garage with Driveway
- South Facing Beautiful Garden with Summer House

Tucked away in a private cul-de-sac, this three bedroom detached bungalow offers a fantastic blend of comfort and style.

Step through the entrance porch into a spacious hallway, which comes with handy extra storage and quality flooring throughout. The heart of the home is an open plan 'L' shaped sitting and dining room, featuring a cosy fireplace and patio doors opening onto the garden. The luxury fitted kitchen/breakfast room has integral appliances and is ideal for both casual mornings and entertaining guests, with plenty of space for all your culinary needs.

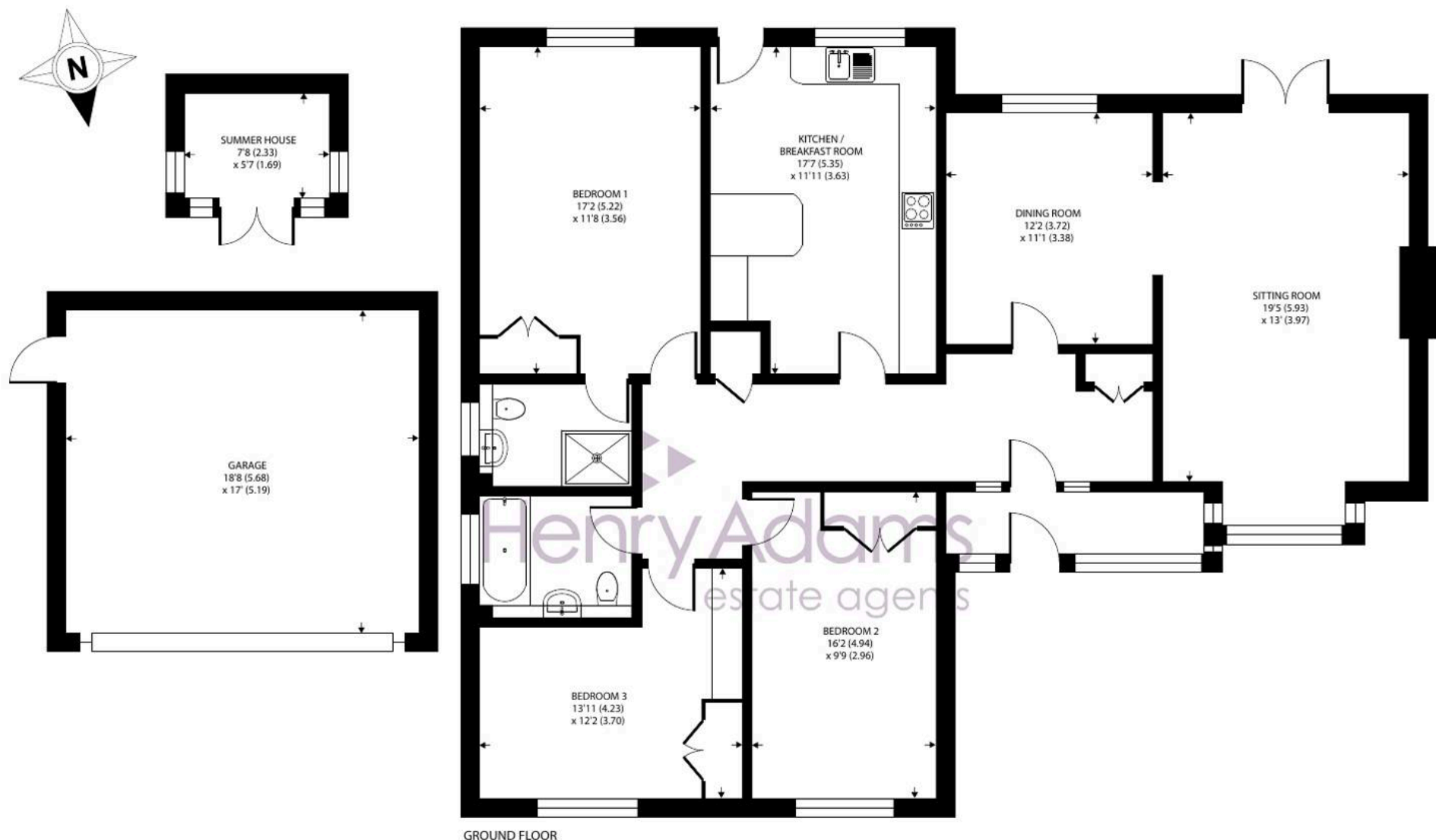
The principal bedroom boasts fitted wardrobes and a sleek en-suite, while the two further double bedrooms also come with built-in wardrobes, making storage a breeze. A well appointed family bathroom serves the additional bedrooms.

Road Maintenance Charge: We understand there is a road maintenance charge of approximately £130 p.a.









Woodstock Gardens, Bognor Regis

Approximate Area = 1514 sq ft / 140.6 sq m

Garage = 317 sq ft / 29.4 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1873 sq ft / 173.9 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). © nichecom 2026.
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The property also benefits from a double garage and a driveway, offering ample parking and extra storage options. Patio doors from the living area lead out to an impressive extended patio, seamlessly connecting indoor and outdoor living. There is a central lawn and established beds plus a summer house.

Every detail has been carefully considered, from the feature fireplace to the quality flooring, ensuring this home is ready to move straight into. If you're looking for a spacious, beautifully finished bungalow in a private quiet spot, this one is definitely worth a viewing.

Woodstock Gardens is a much sought after private cul-de-sac off Aldwick Avenue with direct access to Aldwick beach located about two miles to the west of Bognor Regis town centre with its mainline rail link to London Victoria. Local amenities in the area include the beautiful Marine Park Gardens, Bognor Sailing Club, local restaurants, pubs and beach cafes. The promenade, with traditional beach huts is just around the corner.

The Cathedral City of Chichester offers excellent high street shopping, many fashionable restaurants, cafes, bars and a Festival Theatre. Goodwood is located to the north and is famous for its many event days including the Festival of Speed and Goodwood Revival motor racing weekends and horse racing.

What3Words [///woes.hooked.shaky](https://www.what3words.com/woes.hooked.shaky)

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: C





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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.