



60 Barrack Lane

Aldwick, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive four-bedroom detached residence with delightful gardens, in the sought-after village of Aldwick

A splendid detached family home with comfortable, flexible accommodation and beautiful gardens set on a leafy residential street in a highly regarded position, and moments from the wide expanse of Aldwick Beach and within easy reach of bustling Bognor Regis' town centre and amenities



4/5
**RECEPTION
ROOMS**



3/4
BEDROOMS



2 BATHROOMS



DRIVEWAY



GARDENS



FREEHOLD



**RURAL/
VILLAGE**



2122 SQ FT



**£775,000
GUIDE PRICE**



The property

60 Barrack Lane is a well-appointed detached family home offering up to four bedrooms and versatile, light-filled reception rooms. The property features attractive decorative details throughout, and outside there are extensive private gardens to both the front and rear. The three main ground-floor reception rooms are oriented towards the rear of the property, overlooking the garden. They include a generous dual aspect sitting room with an ornate ceiling rose and natural raw plaster walls, creating a warm, rustic ambience, and French doors opening to the southeast-facing front garden. A dining room or secondary sitting room features an open fireplace, while a rear office also benefits from French doors opening directly onto the garden. Also on the ground floor there is a family bathroom and a double bedroom or further reception room, plus a 26ft, open-plan kitchen and breakfast room which is ideal for both relaxed everyday living and entertaining. There is a part-vaulted ceiling with exposed timber eaves, and space for a seating area or dining table, while the kitchen itself has fitted units in

white, tiled splashbacks and a range cooker. Upstairs there are three further bedrooms, as well as substantial eaves storage space. They include the principal bedroom, with its built-in sliding-door Shoji-style wardrobes. The first floor also has a modern, spa-style family shower room with floor-to-ceiling tiling, dual washbasins and a wet-room shower with a rainfall shower head.

Outside

The house has beautifully tended gardens to both the front and rear and the long driveway providing ample parking. The front gardens are separated from the driveway via picket fencing and feature an area of lawn with central and border beds, filled with shrubs, hedgerows and flowering perennials, and a sunny patio for al fresco dining. At the rear, the gardens have a further patio area for al fresco dining, with a level lawn beyond, also bordered by well-stocked beds and various trees, shrubs and hedgerows. There is also access at the rear to the detached garage and garden shed for storage and workshop space.



Location

The property is located in the Aldwick area of Bognor Regis, within easy reach of the seafront and the town centre. Local amenities on Aldwick Road include a small supermarket, cafés, and restaurants, while Bognor Regis itself offers a wider selection of shops, leisure facilities, and supermarkets. The area is well connected by road, with the A259 providing access towards Chichester, and the A27 linking to Brighton in one direction and the A3(M), M27, and Portsmouth in the other. Bognor Regis railway station offers direct services to London Victoria, with a journey time of approximately 1 hour 40 minutes.



Distances

Bognor Regis town centre 2.3 miles
Chichester 6.3 miles

Nearby Stations

Bognor Regis railway station

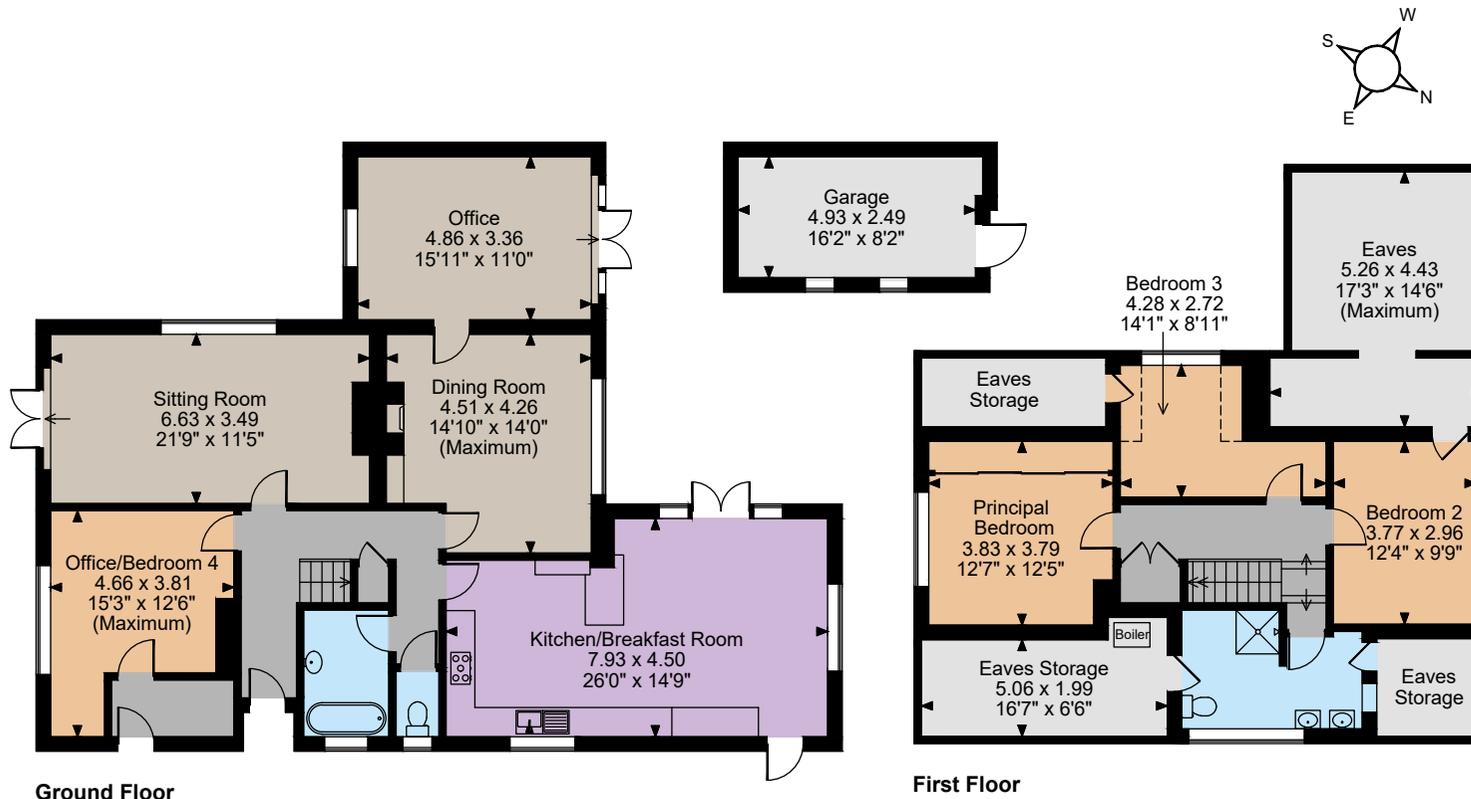
Key Locations

Aldwick Bay & Beach
Marine Park Gardens
Pagham Beach and RSPB Harbour
Chichester Cathedral
Chichester Festival Theatre
The Goodwood Estate

Nearby Schools

Rose Green Infant School
Rose Green Junior School
Chichester Free School
Bishop Luffa School





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679985/SLU



Main house internal area 1,989 sq ft (185 sq m)

Garage internal area 133 sq ft (12 sq m)

Total internal area 2,122 sq ft (197 sq m)

For identification purposes only.

Directions

PO21 4DD

what3words: ///cashiers.reviews.flask

General

Local Authority: Arun District Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

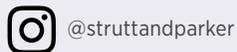
Chichester

31 North Street, Chichester, PO19 1LX

01243 832600

chichester@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited