



1 Wellington Road

Bognor Regis | West Sussex | PO21 2RR

Guide Price £450,000

FREEHOLD

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HI450 - 03/25

Features

- Individually Designed Detached House
- 4 Bedrooms (Master With En-suite Shower Room)
- South Facing Rear Garden
- Close to Amenities & Beach
- 1,127 Sq Ft / 104.7 Sq M (Inc. Garage)

Current EPC Rating: C (69)

Council Tax: Band D £2,312.18 p.a. (Arun District Council/ 2024-2025)

Situated in a popular residential location, on the outskirts of the town centre, enabling an ease of access to the town's amenities, promenade and seafront, along with the mainline railway station (London-Victoria 1hr 45mins approx.), which is within half a mile level walk, this individually designed two storey residence boasts accommodation comprising entrance hall, ground floor cloakroom/wc, fitted kitchen, open plan through sitting/dining room, first floor landing, four bedrooms (master with en-suite shower room) and family bathroom.

The property also offers double glazing, a gas heating system via radiators, on-site parking for one vehicle on the driveway, an attached garage and a low maintenance fully enclosed southerly rear garden.

The double glazed front door opens into the entrance hall with feature carpeted spiralling staircase to the first floor with under stair storage cupboard. A glazed casement style door leads from the hallway to the kitchen, with further doors to the sitting room and ground floor cloakroom which has a close coupled wc, wash basin with storage under, tiled walls and a double glazed window to the side.

The sitting room is positioned at the front of the property with a double glazed square bay and feature exposed brick chimney breast housing a solid fuel log burner. The room is open plan to the dining at the rear, which has a natural light double glazed window to the rear and French doors providing access into the southerly rear garden.

The kitchen has fitted units and work surfaces, an inset sink unit, tiled splash backs, 'Range' style cooker with hood over, concealed integrated dishwasher, integrated microwave/oven, larder style full depth fridge and a double glazed window enjoying a pleasant outlook into the southerly rear garden. A door to the side leads into the adjacent garage.



The first floor landing has an access hatch to the loft space and doors to the four bedrooms and family bathroom. Bedroom 1 is positioned at the front of the property and is a good size double room benefiting from an en-suite shower room which has a shower enclosure wash basin and wc. Bedroom 2 is a rear aspect double bedroom with double glazed window, while bedroom 3 is a single room positioned at the front and has been formerly utilised as dressing room. Bedroom 4 which lends itself to a study, home office or hobbies room is a long narrow room with feature large triangular window to the side and bespoke fitted storage/shelving.

In addition, the first floor has a family bathroom with bath with dual shower over and fitted shower screen, pedestal wash basin, close coupled wc, tiled walls, ladder style heated towel rail and double glazed window to the rear.

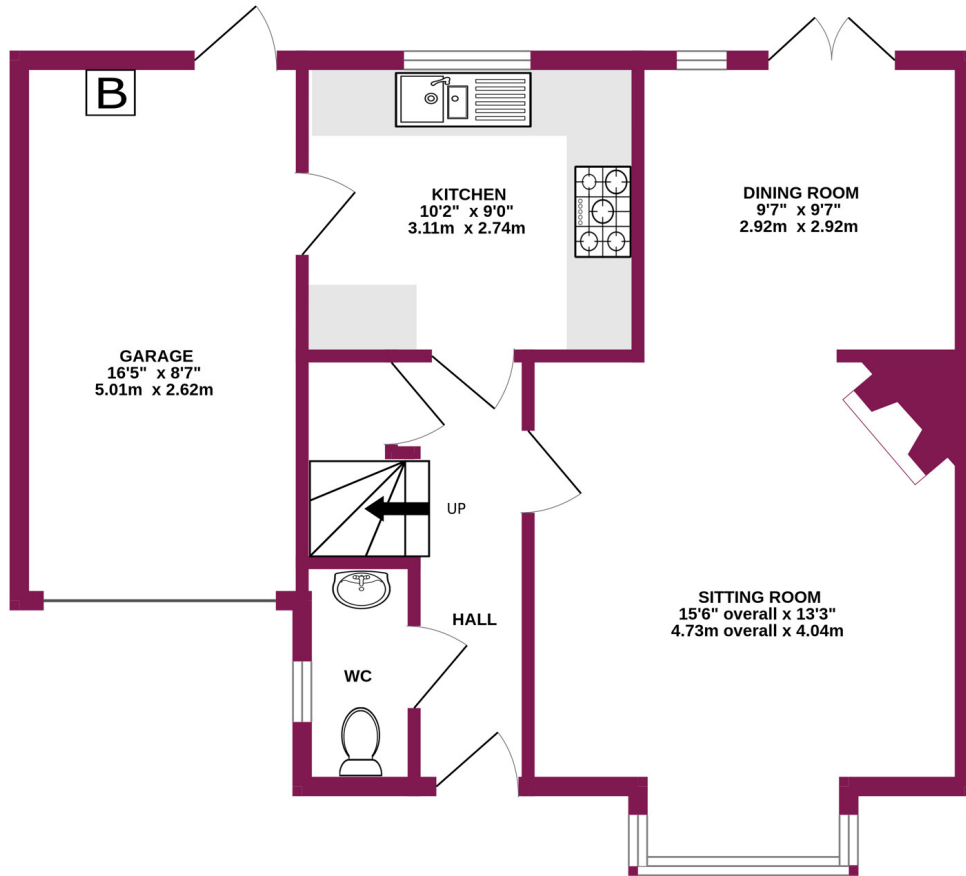
Externally, there is on site parking in front of the garage for one vehicle and an enclosed front garden with gate leading to the path to the front door. The garage has an up and over door to the front, power and light, wall mounted gas boiler and space and plumbing for a washing machine and dryer, with work surface over, along with a door to the rear garden.

The enclosed southerly courtyard style rear garden has been paved and block paved for ease of maintenance, with a central flower/shrub bed and has a good size timber summer house.

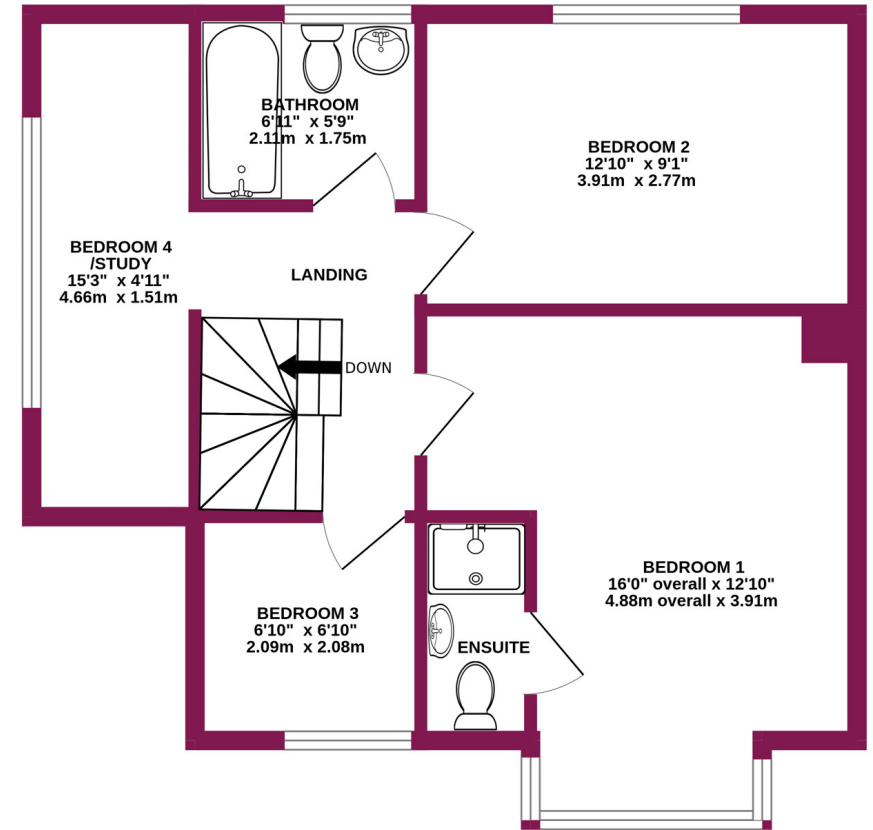
N.B. - An internal inspection is essential to fully appreciate everything on offer.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.