



Sea Way

Bognor Regis, PO22 6JX

**FOSTER**  
& CO.

# Sea Way

Bognor Regis, PO22 6JX

**Guide price £1,250,000**

Welcome to a stunning property that embodies contemporary coastal living at its finest. This newly built, modern detached house is nestled within a private estate, offering an unparalleled lifestyle enriched by breathtaking sea views and a sun-soaked south aspect garden.

The property boasts a thoughtfully designed open-plan living arrangement, creating a seamless flow between its spacious interiors and the captivating outdoor landscape. Large windows and glass doors not only flood the space with natural light but also frame the panoramic vistas of the pristine shoreline and sparkling ocean.

Step into a home that exudes elegance and sophistication, where every detail has been carefully considered. With its contemporary architecture, high-end finishes, and state-of-the-art amenities, this beach residence offers a luxurious and comfortable haven for its lucky inhabitants.

The private estate ensures a sense of security and exclusivity, allowing residents to enjoy a serene environment that seamlessly merges with the natural beauty of the beachfront. The south-facing garden provides an ideal space for outdoor relaxation, entertaining, and soaking up the sun's warmth while gazing at the sea's horizon.

Whether you're seeking a permanent seaside retreat or a vacation home that embraces the tranquility of beach living, this modern detached house offers a unique opportunity to indulge in coastal luxury. Experience the beauty of the sea, the convenience of modern design, and the joy of having a private oasis right on the shoreline.



- DETACHED HOUSE
- PRIVATE ESTATE
- OFF ROAD PARKING & GARAGES
- MODERN DESIGN
- BI-FOLDING DOORS
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- STUNNING VIEWS
- MOMENTS AWAY FROM THE BEACH
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83

EU Directive 2002/91/EC

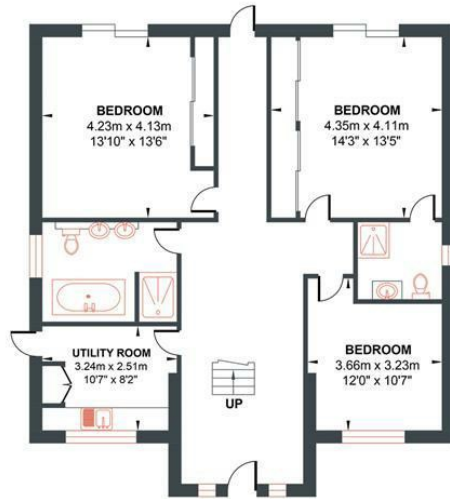
England & Wales



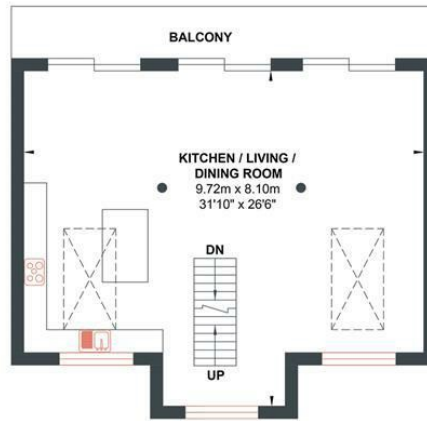
# SEA WAY

Approximate Gross Internal Area = 202.27 sq m / 2177.21 sq ft

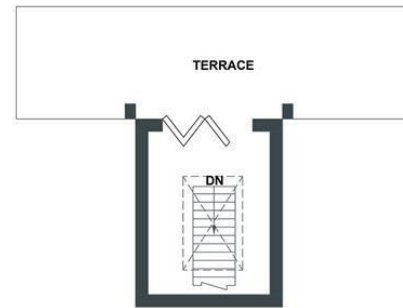
Illustration for identification purposes only, measurements are approximate, not to scale.



**GROUND FLOOR**  
Approximate Floor Area  
1019.23 sq ft  
(94.69 sq m)



**FIRST FLOOR**  
Approximate Floor Area  
740.98 sq ft  
(68.84 sq m)



**SECOND FLOOR**  
Approximate Floor Area  
123.67 sq ft  
(11.49 sq m)



**GARAGE**  
Approximate Floor Area  
293.31 sq ft  
(27.25 sq m)



