



## Regis Avenue, Aldwick, Bognor Regis, PO21 4HQ

- Detached chalet-style home set within the prestigious Aldwick Bay Private Estate
- Three bedrooms plus additional study/snug and conservatory
- Generous dual-aspect sitting / dining room with south westerly orientation
- Spacious kitchen/breakfast room with modern fittings and integral appliances

## ASKING PRICE OF £585,000

- Ground floor shower room and modern family bathroom
- Southwest facing rear garden with patio and mature borders
- Large garage, driveway parking, and carport
- Significant potential for modernisation or extension (STP)





Situated within the prestigious and highly sought-after Aldwick Bay Estate, this modern detached chalet-style residence offers a rare opportunity to acquire a well-maintained property in one of the area's most desirable private coastal enclaves. Set just moments from the beach and local amenities, the home presents generous, versatile living accommodation and significant scope for modernisation and potential expansion, subject to the necessary planning permissions.

The property has been lovingly cared for and updated over the years by the current owners, presenting a clean and functional living space which still offers a blank canvas for purchasers seeking to put their own stamp on the home.

Approached via a private driveway, the property features a carport and access to a detached garage. A gated side entrance leads to a spacious and welcoming hallway, with stairs rising to the first floor and access to a ground floor shower room and WC.

The principal reception area is a bright and spacious 'L'-shaped, dual-aspect sitting/dining room, which benefits from a south-westerly orientation, allowing for excellent natural light throughout the day. This room flows seamlessly into a generous kitchen/breakfast room, fitted with contemporary units and integral appliances—ideal for family living or entertaining.

At the rear of the property, there is a separate study or snug, which leads into a conservatory that enjoys views across the secluded westerly-facing rear garden. This flexible arrangement of ground floor rooms provides a perfect opportunity to reconfigure the layout or extend, should additional living space be desired (subject to planning consent).

To the first floor, the property offers two exceptionally spacious double bedrooms, both benefiting from built-in wardrobes and eaves storage. A third generous single bedroom and a modern family bathroom—fitted with a stylish white suite—complete the upstairs accommodation.

Externally, the private rear garden is mainly laid to lawn with mature borders and a paved patio area, offering a tranquil space for outdoor dining or relaxation. The garden's size and layout provide further potential for landscaping or future extensions.

This property represents an exceptional opportunity for those seeking a permanent residence, coastal retreat, or investment with long-term potential in a peaceful and exclusive residential location.

Viewing is highly recommended to fully appreciate the size, versatility, and future potential of this delightful home.





# Accommodation

## GROUND FLOOR

### SITTING ROOM

23'11" x 22'11" (7.30m x 6.99m)

### DINING AREA

(Part of Sitting Room space, open-plan layout)

### KITCHEN

13'7" x 10'11" (4.13m x 3.34m)

### STUDY / SNUG

11'7" x 9'11" (3.53m x 3.01m)

### CONSERVATORY

12'1" x 10'10" (3.69m x 3.30m)

### SHOWER ROOM / WC

(Dimensions not listed)

### GARAGE

19'11" x 11'1" (6.07m x 3.38m)

## FIRST FLOOR

### BEDROOM 1

13'3" x 11'1" (4.03m x 3.37m)

### BEDROOM 2

13'3" x 11' (4.03m x 3.35m)

### BEDROOM 3

10'8" x 9' (3.25m x 2.75m)

### BATHROOM

(Dimensions not listed)

### EAVES STORAGE LEFT

7'9" x 6'3" (2.35m x 1.90m)

### EAVES STORAGE RIGHT

9'9" x 6'11" (2.96m x 2.10m)

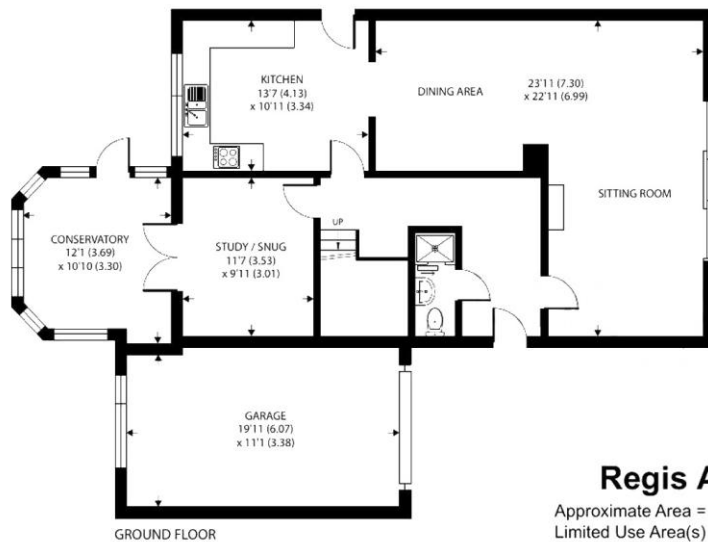
## OUTSIDE

SOUTH FACING GARDEN

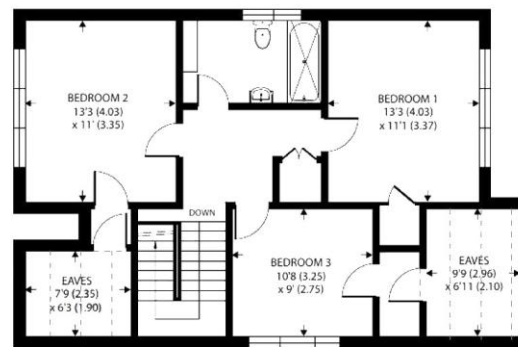
GARAGE & DRIVEWAY



Picture this...



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

### Regis Avenue, Aldwick Bay Estate

Approximate Area = 1655 sq ft / 153.7 sq m  
 Limited Use Area(s) = 123 sq ft / 11.4 sq m  
 Garage = 229 sq ft / 21.2 sq m  
 Total = 2007 sq ft / 186.3 sq m

For identification only - Not to scale

Enjoy the peace and privacy of the Aldwick Bay Estate, just a short stroll from the beach — perfect for a seaside walk with a 99 Flake or a quiet drink by the shore.

When you're ready for a livelier pace, Bognor Regis town centre is nearby, offering a great mix of shops, bars, and restaurants. The best of coast and convenience, all in one location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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