



Nelson Road, Bognor Regis, West Sussex PO21 2RY

- Superb four-bedroom detached family home in prime Aldwick location
- Spacious south-facing garden with raised decking & lawn
- Converted garage snug room plus original garage with water & electricity
- Modern kitchen-diner with highly rated Neff appliances

OFFERS IN REGION OF £600,000

- Off-street parking for multiple cars
- Planning permission previously granted for extension
- External utility room and side access from both sides
- Popular Aldwick location, close to A27 and coast



This beautifully presented four-bedroom detached family home, located on the ever-popular Nelson Road in Bognor Regis, West Sussex, offers modern living with room to grow. Superbly maintained by the current owners for over 17 years, this property blends contemporary style with exciting potential for expansion—making it an exceptional find in this quiet coastal setting.

Set behind a charming front fence and gates, the property enjoys a wide frontage and off-street parking for multiple vehicles. A spacious south-facing garden and generous plot frame the home beautifully, while side access from both sides adds convenience and practicality.

Inside, the layout is bright, welcoming and stylish. Solid wood flooring starts from the large entrance hallway and extends throughout the ground floor, creating a seamless flow from room to room. The living room is both elegant and inviting, with a wood-burning stove providing a cosy focal point for family evenings.

To the front of the house, a converted garage—completed around eight years ago—now functions as a versatile snug room, ideal for a playroom, music space, or home office. The second garage remains accessible, fitted with water and electricity, offering valuable storage, workshop space or future conversion potential.

At the rear of the property, the heart of the home lies in the stunning open-plan kitchen and dining area. Thoughtfully designed with everyday life and entertaining in mind, the kitchen features Neff appliances, a warming drawer, solid granite worktops, ample storage and a separate full-height fridge and freezer. Pendant lighting above the breakfast bar adds to the modern aesthetic, while doors open onto the decked terrace, perfect for hosting summer get-togethers.

Upstairs, four generous bedrooms provide loads of space for family life, each filled with natural light and all with fitted wardrobes. The main bathroom is beautifully appointed with his and hers sinks and a sleek, contemporary finish.

Step outside and the garden is a true highlight—south-facing, large and landscaped, with a combination of raised decking and lawn. Whether you're relaxing in the sunshine or entertaining guests, this space is private and versatile.

This home on Nelson Road also benefits from a separate external utility room, tucked conveniently out of the way of the main house.

For those seeking future potential, the property has previously had residential planning permission for extension, and the possibility remains to build over the garage or explore a loft conversion (STP), offering exciting ways to add further value and space.

Ideally located within easy reach of schools, shops, parks and the seafront, and with excellent transport links to Chichester and the South Downs, this family home strikes the perfect balance between comfort, convenience, and long-term potential.



Accommodation

GROUND FLOOR

HALLWAY

LOUNGE

14'11" x 14'11" / 4.55 x 4.55m

KITCHEN / DINER

22'8" x 15'0" / 6.90 x 4.58m

SNUG

9'3" x 14'7" / 2.81 x 4.45m

WC

FIRST FLOOR

LANDING

BEDROOM ONE

12'2" x 12'6" / 3.72 x 3.81m

BEDROOM TWO

12'1" x 12'2" / 3.69 x 3.71m

BEDROOM THREE

9'2" x 9'5" / 2.79 x 2.87m

BEDROOM FOUR

9'3" x 9'3" / 2.82 x 2.82m

BATHROOM

7'10" x 9'4" / 2.40 x 2.85m

OUTSIDE

UTILITY ROOM

5'9" x 12'9" / 1.76 x 3.87m

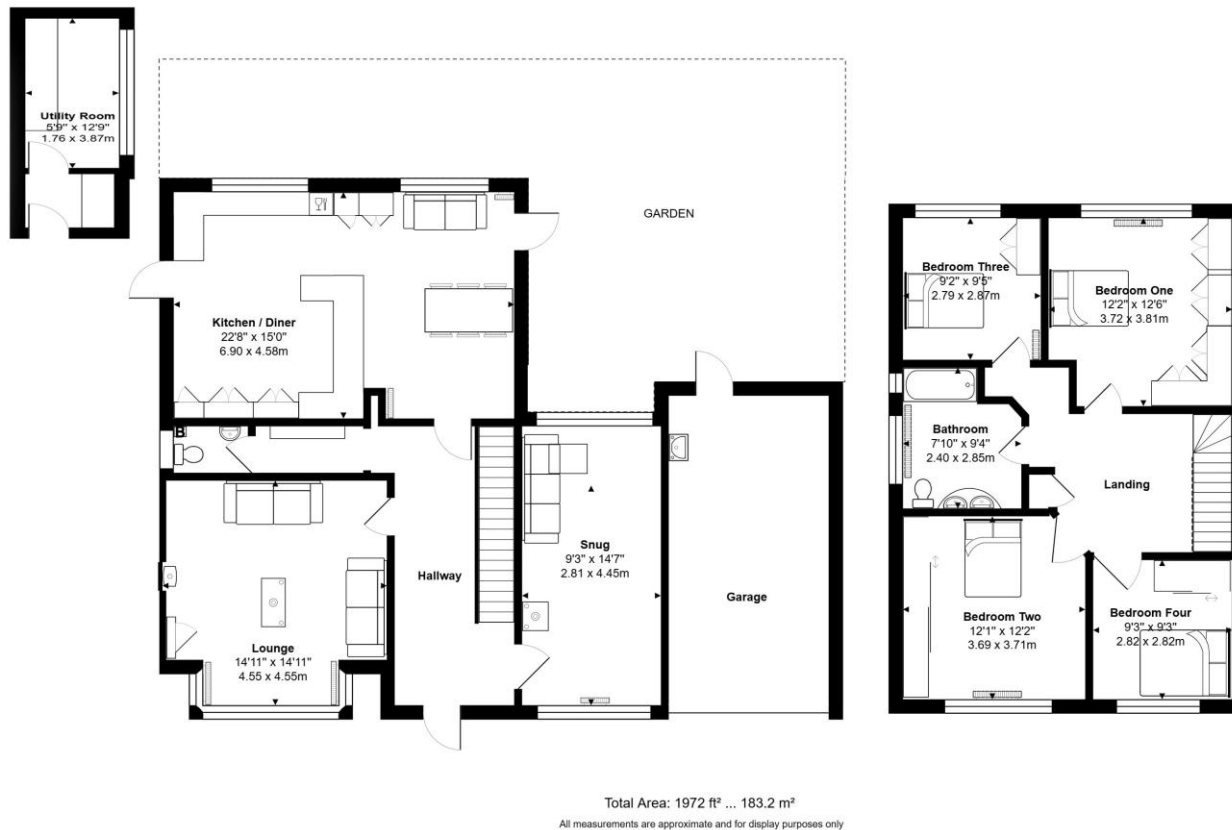
GARAGE

SOUTH FACING GARDEN

DRIVEWAY FOR MULTIPLE CARS



Picture this...



A peaceful, tree-lined street where the stresses of the day melt away as you pull onto your private driveway. Step through the door into warm wood floors, a crackling wood burner, and a kitchen designed for relaxed family dinners or effortless entertaining.

Unwind in your sun-soaked, south-facing garden with a glass of something cold on the raised deck, or cosy up in the snug for movie night. With space to grow, scope to extend, and every detail thoughtfully considered, this is more than just a house—it's the lifestyle you've been waiting for.

EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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