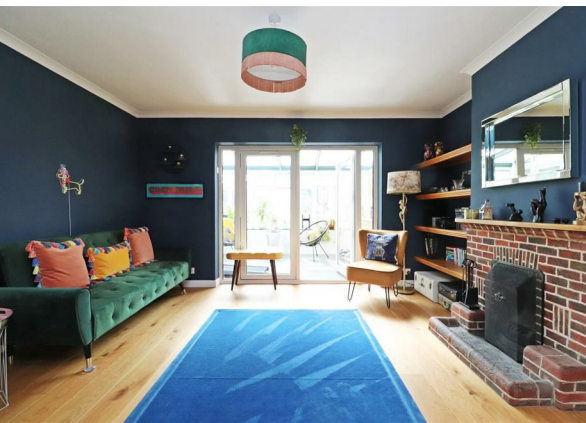


Aldwick Road, Bognor Regis PO21 3QG

ASKING PRICE OF £795,000

EPC Rating: TBC Council Tax Band: F



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An exceptional six-bedroom character home in Aldwick, offering versatile living with an indoor pool, stylish kitchen/dining areas, utility room, and detached broadband-connected cabin with storage. Generous gardens with patio, lawn, and play zones make it perfect for modern family life.

Intro

This exceptionally spacious and versatile character home, extended and beautifully balanced with modern family living in mind, is set within generous gardens on the sought-after west side of Bognor Regis in Aldwick.

Entrance

From the moment you step into the welcoming entrance hall, the sense of space is undeniable.

Sitting Room / Conservatory

The sitting room, with its elegant bay window and open fireplace, flows seamlessly through folding doors to the reception room, also featuring an open fireplace, creating a wonderfully flexible space for entertaining or relaxing. Beyond, double doors open to the light-filled conservatory with views across the rear garden – the perfect spot for gym equipment or kids play room.

Kitchen/Breakfast Room

The heart of the home is the kitchen/breakfast room, practical yet homely, with direct access to the garden and an open archway leading to the impressive family/dining room.

Pool / Shower Room

From here, doors connect directly to the superb indoor hydrotherapy swimming pool – a rare feature that transforms the property into a true lifestyle home, perfect for year-round enjoyment or a specialised health care plan, or even a home business such as canine hydrotherapy that requires aquatic facilities. In addition, there is a convenient downstairs shower room with W/C, ideal for servicing the ground floor and particularly practical for moving straight from the pool into a shower.

Utility Room/ Home Office / Storage

What was once the internal studio/home office has now been thoughtfully reconfigured as a dedicated utility room, ideal for laundry and household organisation. Meanwhile, the focus for working from home has been shifted outside to the detached cabin, a fully powered space with broadband and internet connectivity. This makes it an excellent year-round home office, creative studio, or quiet retreat, separate from the main house. Alongside, the outbuilding also provides two further storage rooms, giving valuable additional space for garden equipment, bikes, or hobbies.

Bedrooms / Ensuite / Family Bathroom

Upstairs, two separate landings provide access to six well-proportioned bedrooms, four doubles and two singles. The principal bedroom enjoys its own private balcony, a generous en-suite bathroom, and a lovely outlook across the gardens. A further family bathroom serves the additional bedrooms, making the home ideally suited to larger families or multi-generational living.

Outside

The grounds surrounding the property are as impressive as the interior, offering plenty of space for family life and outdoor enjoyment. The front garden is laid to lawn with a wide driveway to the side, providing ample off-road parking.

To the rear, the southerly-facing garden is a true highlight – designed with both adults and children in mind. A large lawn provides plenty of room for play, while a dedicated seating and patio area is perfect for summer dining and entertaining. Mature fruit trees add charm and seasonal interest, and a raised bed with woodchips creates a safe, practical zone ideal for children's toys, a climbing frame, or even a Wendy house.

Additional features include a garden shed, a separate housing for the pool pumps, and a gated side pathway with access to the front. Altogether, the outside space combines functionality with family-friendly appeal, making it a versatile and enjoyable extension of the home.

Location / Lifestyle

Aldwick remains one of the area's most desirable locations, with a welcoming community feel and easy access to the seafront. Aldwick beach, promenade, and the beautifully maintained Marine Park Gardens are within walking distance, while Bognor Regis town centre provides shopping, amenities, and a mainline station with connections to London Victoria and the South Coast.

This is more than just a house – it's a lifestyle property that offers space, versatility, and something truly unique on the south coast. Viewing is highly recommended to fully appreciate all it has to offer.

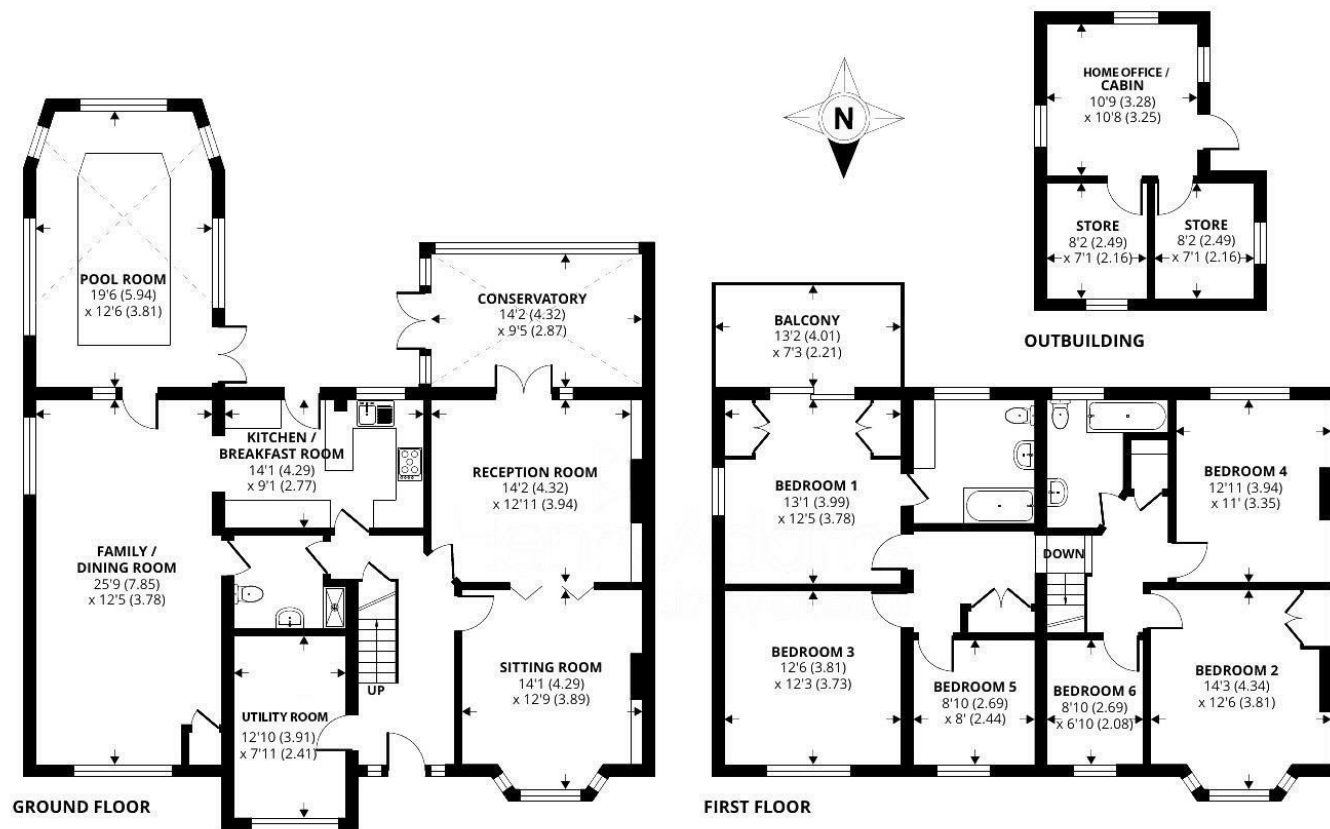








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Aldwick Road, Bognor Regis

Approximate Area = 2659 sq ft / 247 sq m

Outbuilding = 240 sq ft / 22 sq m

Total = 2899 sq ft / 269 sq m

For identification only - Not to scale

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		
	62	
England & Wales		
EU Directive 2002/91/EC		