





27 Selsey Avenue, Bognor Regis

A superb 1930's home that has been owned by the same family for just over 45 years, located in Aldwick.



- ▶ **Substantial Detached 1930's House**
- ▶ **Generous Dining Room and Conservatory**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Refitted Modern Family Shower Room with WC plus Separate WC**
- ▶ **Carport and Garage**
- ▶ **Sitting Room with Two Bay Windows**
- ▶ **Kitchen/Breakfast Room plus Utility Area**
- ▶ **Four Bedrooms**
- ▶ **Established Westerly Rear Garden**
- ▶ **No Onward Chain**

This super family home offers generous accommodation throughout, having many period features including bay windows and internal bell system. The property has double glazing and gas fired central heating (boiler replaced 2022). The property is offered with no onward chain.

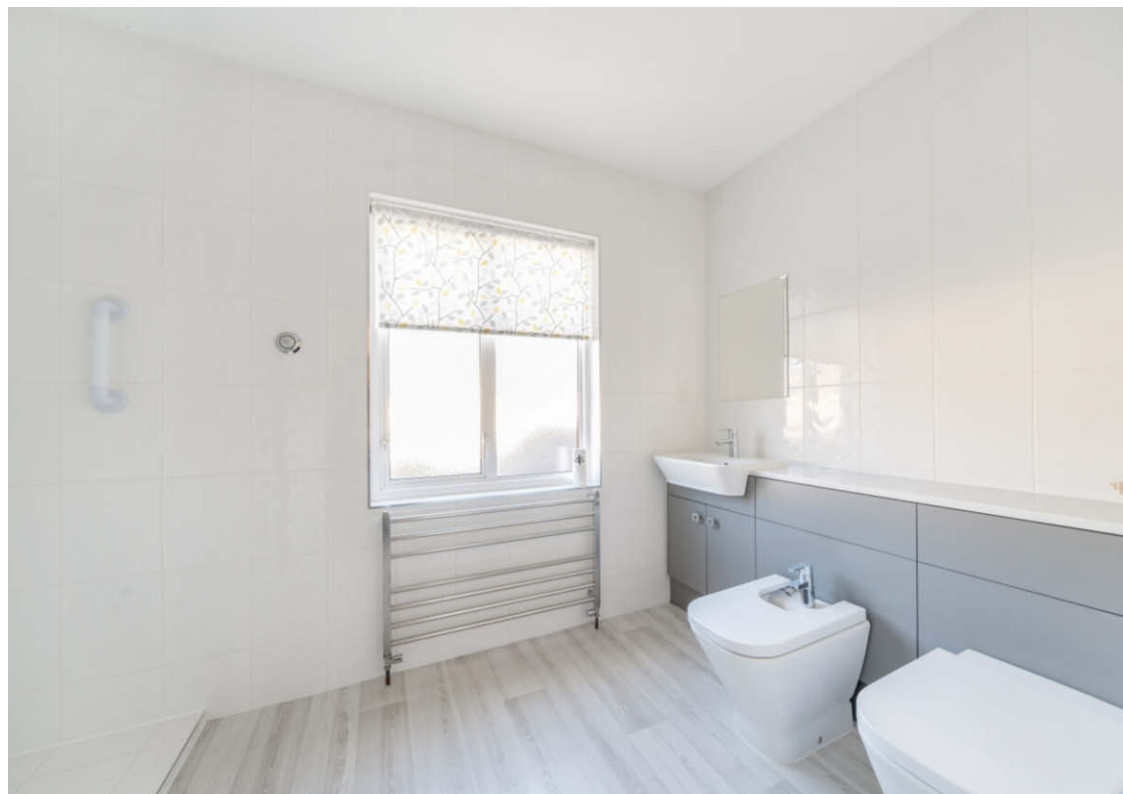
The accommodation briefly comprises, entrance porch giving access to the welcoming entrance hallway with cupboard and additional understairs storage cupboard, dual aspect sitting room with doors to the conservatory and in turn, to the rear garden, dual aspect dining room, kitchen overlooking the rear garden and having two pantry cupboards, separate utility area with door to the cloakroom with WC and side access to the driveway.

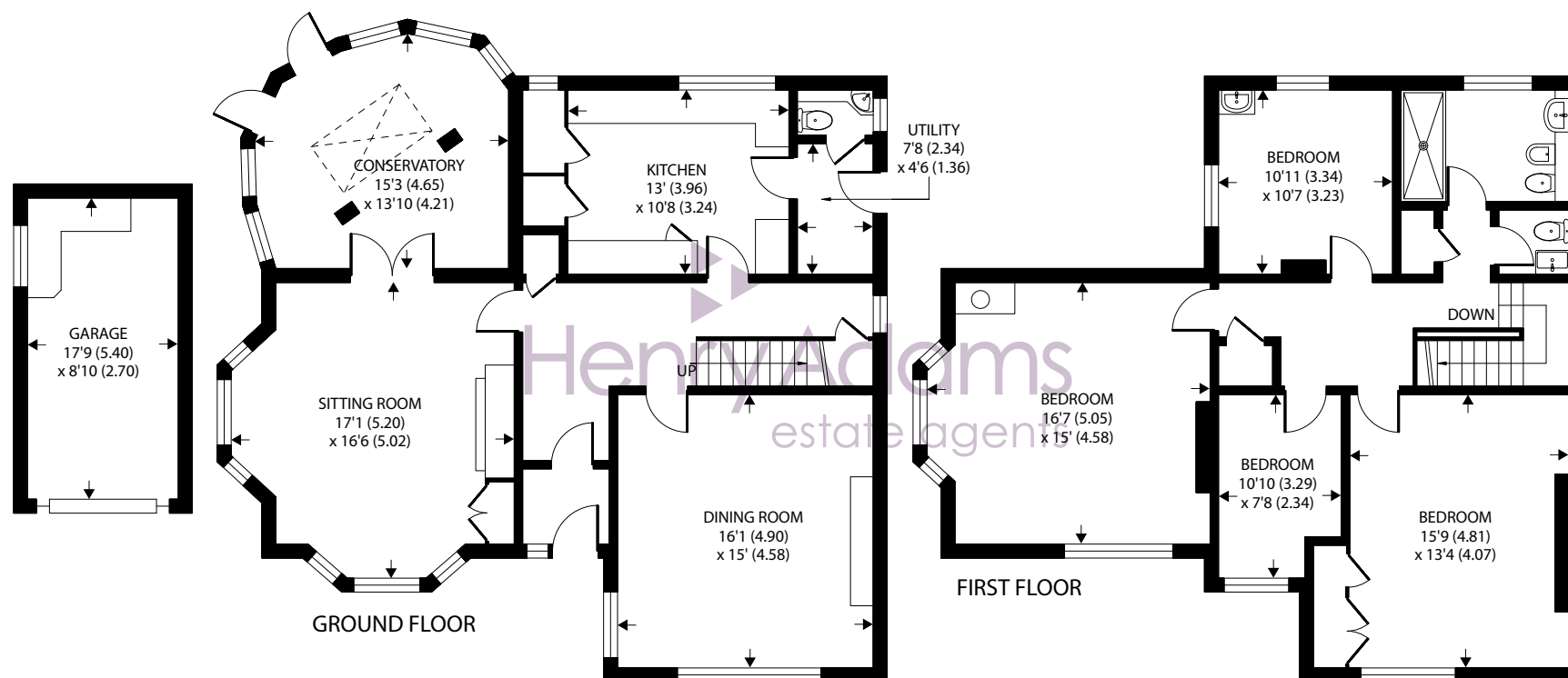
On the first floor, generous landing with useful cupboard plus further cupboard housing the hot water tank. There are four bedrooms. The recently refitted larger than average shower room includes a walk-in double shower with mixer shower, WC, bidet and wash basin, and cloakroom with WC.

Council Tax Band: F









Approximate Area = 2038 sq ft / 189.3 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 2195 sq ft / 203.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside, the front garden is laid to lawn with raised rockery and driveway to side providing ample parking and leading down to a carport and garage with pitched tiled roof, having power and lighting. The westerly facing rear garden is laid to lawn with well-established trees and shrubs.

A viewing is thoroughly recommended to appreciate the characterful bright and generous accommodation, together with its convenient location.

Location

The property is situated in the popular residential area of Aldwick, just back from Marine Park Gardens, the traditional beach huts, the Aldwick beach and promenade, offering a level walk to Bognor Regis Pier and continues onto Felpham. There is a local shopping parade with a variety of shops and restaurants including a Tesco Express, these are all within easy walking distance. 29/01/25

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