



16 Shelley Road, Bognor Regis

Guide Price £625,000



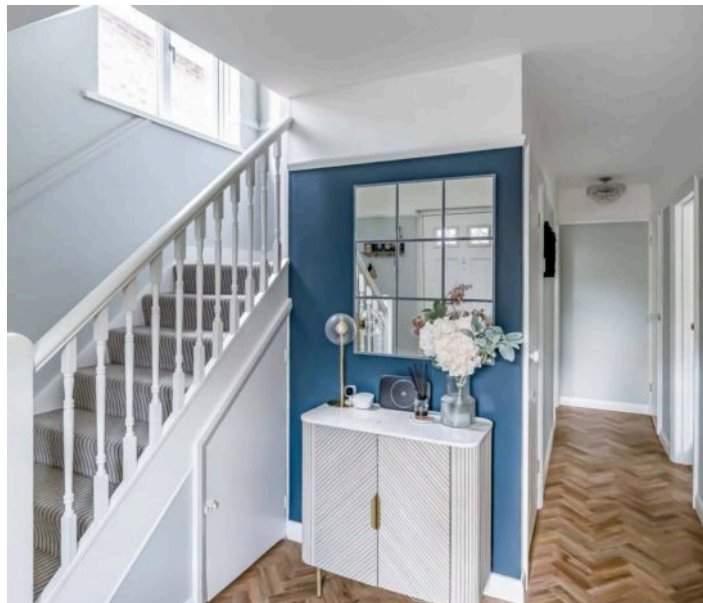
16 Shelley Road

- Substantial Detached Family Home
- Restored 1930's Character Features
- Sitting Room with Contemporary Fireplace/Media Wall
- Open Plan Kitchen/Diner/Family Room
- Covered Walk-way with Storage
- Five Double Bedrooms
- Two Luxury Bathrooms plus WC
- Detached Double Garage with Workshop
- Driveway with Ample Off-Road Parking
- Walking Distance to Aldwick Beach

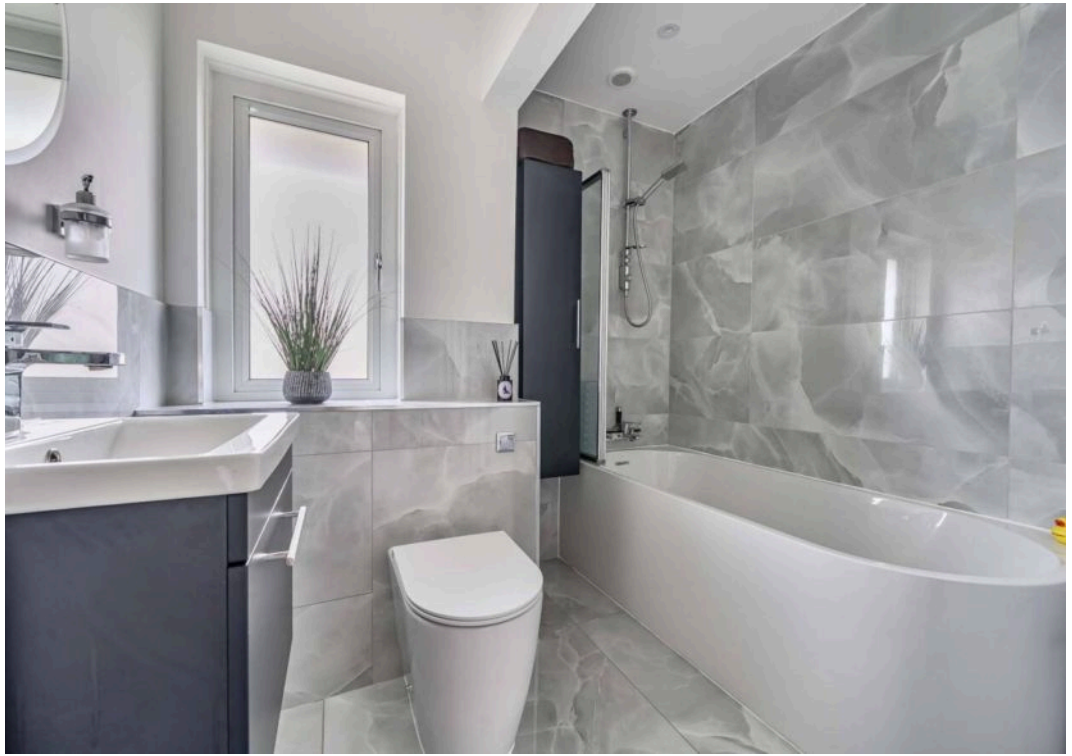
Welcome to this impressive five bedroom detached house that exudes family charm and contemporary comfort. This substantial detached family home boasts restored 1930's character features, offering a unique blend of old-world charisma and modern living.

Step inside and be greeted by the impressive entrance hall, providing ground floor WC and utility plus ample storage for all your family's belongings. The sitting room beckons with its contemporary fireplace/media wall, making it the perfect spot to unwind after a long day.

The open-plan kitchen/diner/family room is a hub of activity, ideal for hosting gatherings and creating lasting memories. The fully equipped kitchen features Bosch appliances, ensuring that every culinary creation is a joy to whip up. The bi-fold doors open onto the patio and there is a covered walk-way with additional storage. The original staircase leads you to five double bedrooms, ensuring plenty of space for family and visiting friends. Two luxury bathrooms, one fitted with a wet room style shower and the second with a contemporary bath, along with an additional WC, cater to your family's needs with style and convenience.









Shelley Road, Bognor Regis

Approximate Area = 1731sq ft / 160.8 sq m

Garage= 422 sq ft / 39.2 sq m

Total = 2153 sq ft / 200 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1359894

Outside, a detached double garage with a workshop awaits, complemented by a driveway offering ample off-road parking. With the correct planning permissions this could offer annexe accommodation. The generous rear garden boasts established fruit trees. A raised patio, accessed via bi-folding doors, invites you to relax and enjoy the outdoors. The sunset patio is the ideal spot to watch the sun go down in the evenings.

Situated within walking distance to Aldwick Beach, this property is perfect for beach lovers and water sport enthusiasts.

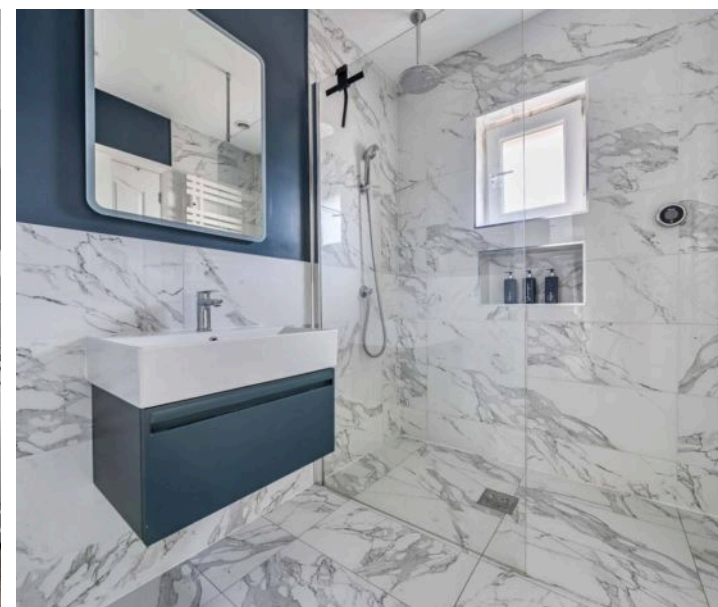
Don't miss the opportunity to make this beautifully renovated family home your own. A place where old-world charm meets modern convenience, creating the perfect backdrop for a lifetime of memories to cherish. Situated in a 1930's enclave to the west of the seaside town of Bognor Regis, with its precinct shopping facilities and mainline railway station to London Victoria. Shelley Road is within easy walking distance of the Aldwick Road shopping facilities, the Aldwick beach with traditional beach huts, Marine Park Gardens, West Park and Bognor Regis Sailing Club.

What3Words ///pens.social.gallons

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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