



**Addison Way, Bognor Regis PO22 9HZ**

fox & sons

**welcome to**

**Addison Way, Bognor Regis**

Fox & Sons are delighted to bring to market this impressive and versatile property which includes a main house, a self-contained cabin, and an attractive outbuilding.



The ground floor of the main residence features a welcoming hallway leading to a spacious lounge/diner, ideal for family living and entertaining. A modern kitchen/diner provides ample space for cooking and dining, complemented by a useful utility room, a convenient WC, and a store room.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom. Bedroom one is a generous double, while bedrooms two and three offer flexibility for children, guests, or a home office.

The Lodge is perfect for multi-generational living or rental opportunities, featuring its own kitchen/lounge, a double bedroom, and a bathroom, ensuring privacy and independence

Externally, the property boasts a driveway providing off-road parking and a beautifully maintained rear garden that includes a lodge, currently used as a summerhouse, offering an ideal retreat or hobby space. This home combines space, versatility, and modern convenience, making it an excellent choice for families seeking flexible living arrangements.



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welcome to

## Addison Way, Bognor Regis

- Spacious family home with three bedrooms plus a self-contained cabin for flexible living arrangements.
- Modern kitchen/diner, generous lounge/diner, and additional utility room for convenience.
- Private driveway providing off-road parking and a beautifully landscaped rear garden with lodge/summerhouse.
- Excellent transport links and easy access to local amenities, schools, and commuter routes.
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Tenure: Freehold EPC Rating: D

Council Tax Band: D



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Property Ref:  
BRG108241 - 0003



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