25 Shelley Road, Bognor Regis

Guide Price **£410,000**

Henry Adams
estate agents

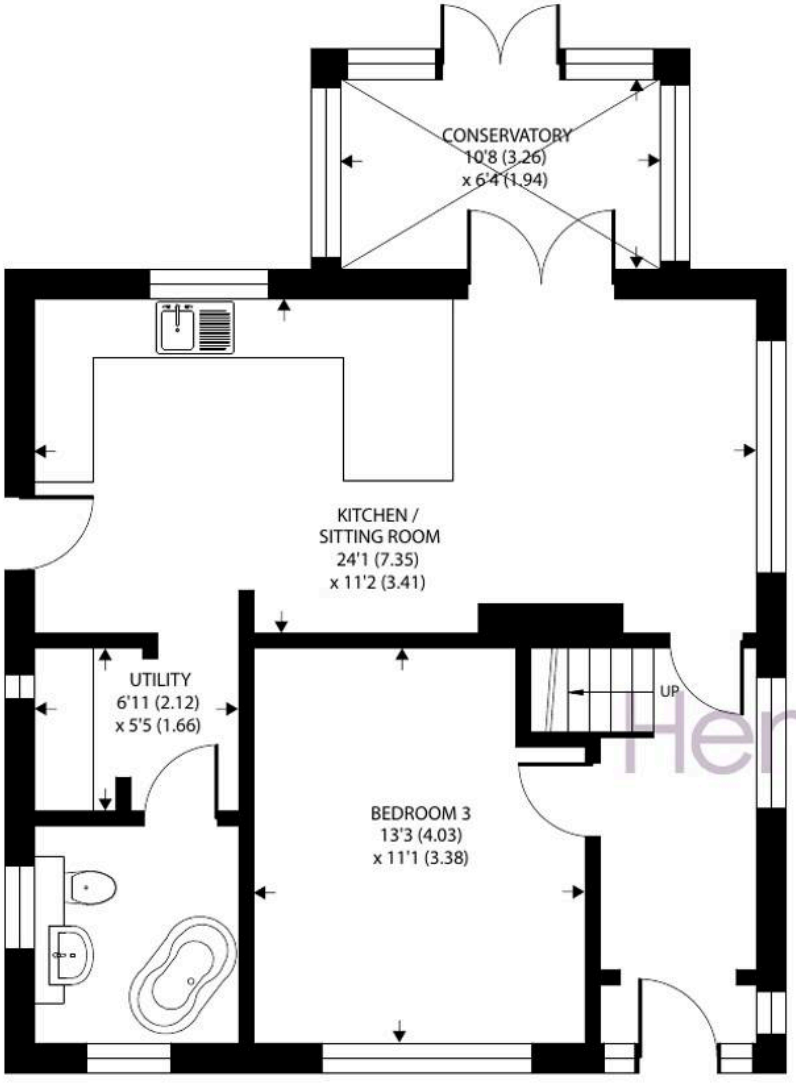
25 Shelley Road

- Chalet Bungalow
- Modernised Throughout
- Open Kitchen/Dining Room
- Utility Area
- 2/3 Double Bedrooms
- 2 Modern Bathrooms
- Landscaped South Facing Rear Garden
- Driveway Parking for 3/4 Vehicles
- Short Walk to Aldwick Beach

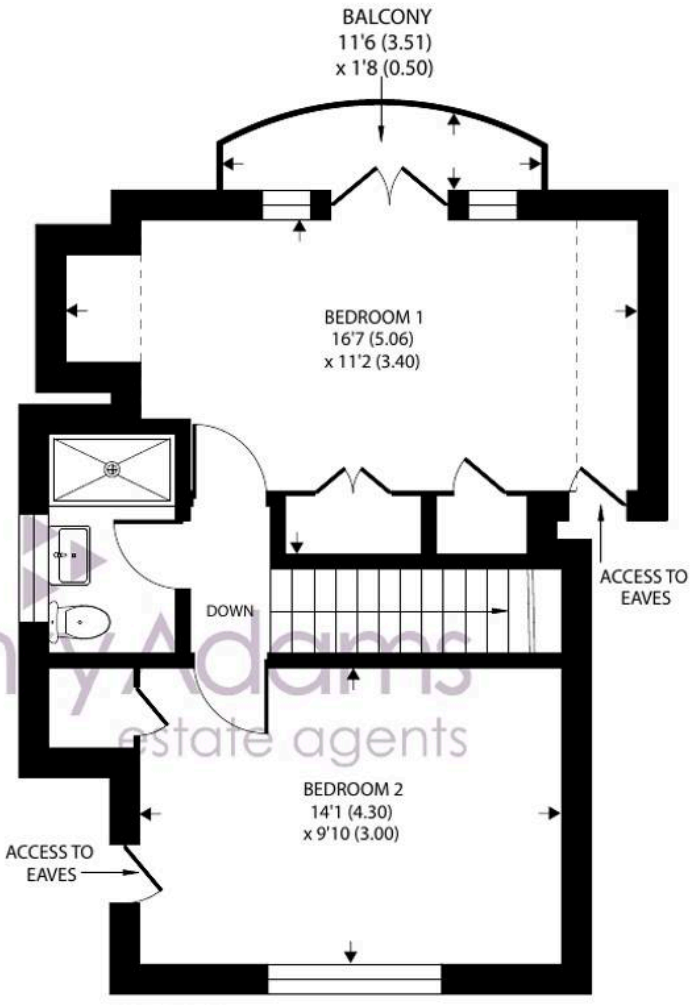
This beautifully presented two/three bedroom detached chalet bungalow offers a superb blend of contemporary style and versatile living space, ideal for those seeking a modern home in a desirable coastal location.

Having been tastefully modernised throughout, the property boasts a welcoming atmosphere from the moment you enter the spacious hallway, which leads through to a generous open-plan kitchen and dining room. This impressive space is fitted with sleek cabinetry, integrated appliances, and ample room for entertaining or family meals. A separate utility area provides practical space for laundry and additional storage.

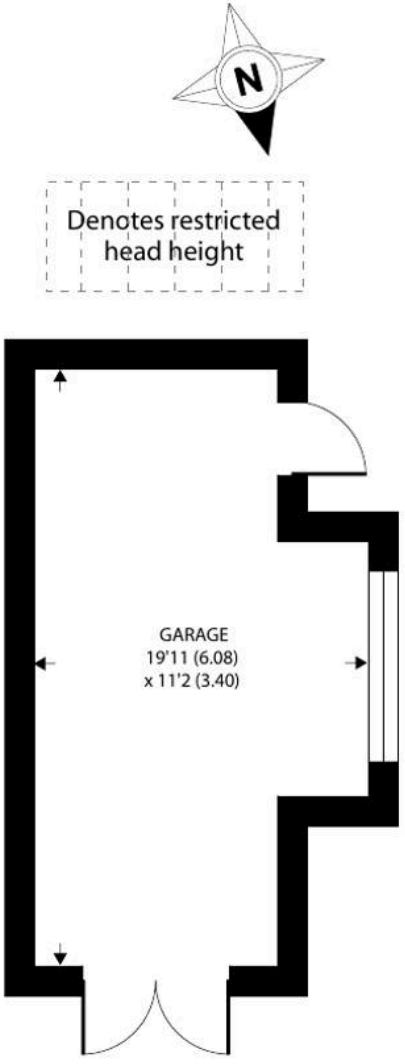
The flexible layout includes two well-proportioned double bedrooms upstairs, with the potential for a third bedroom or a comfortable study downstairs, perfect for guests or home working. The principal bedroom boasts a balcony overlooking the beautiful rear garden. Further, there are two contemporary bathrooms, one with a walk-in shower and the other with a free-standing focal bath, both finished to a high standard with quality fixtures and fittings.



GROUND FLOOR



FIRST FLOOR



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Approximate Area = 1061 sq ft / 98.5 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Garage = 188 sq ft / 17.4 sq m
Total = 1277 sq ft / 118.5 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 2026.
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Throughout the home, neutral décor and modern flooring create a light and airy ambience, complemented by thoughtfully positioned windows that maximise natural light. The property also features driveway parking for three to four vehicles, offering convenience for residents and visitors alike.

Externally, the home is complemented by a south-facing garden which has recently been landscaped to create two patio areas whilst the rest is laid to lawn. There is also a garage/workshop.

Located just a short walk from the renowned Aldwick Beach, this home provides easy access to local amenities, shops, and transport links, making it ideal for those who appreciate both tranquillity and connectivity. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

What3Words ///always.aside.causes

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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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.