



ALISON MCCAREY POWERED BY **exp** TM UK

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# Alexander Close, Bognor Regis, PO21 4PS

Guide Price £625,000

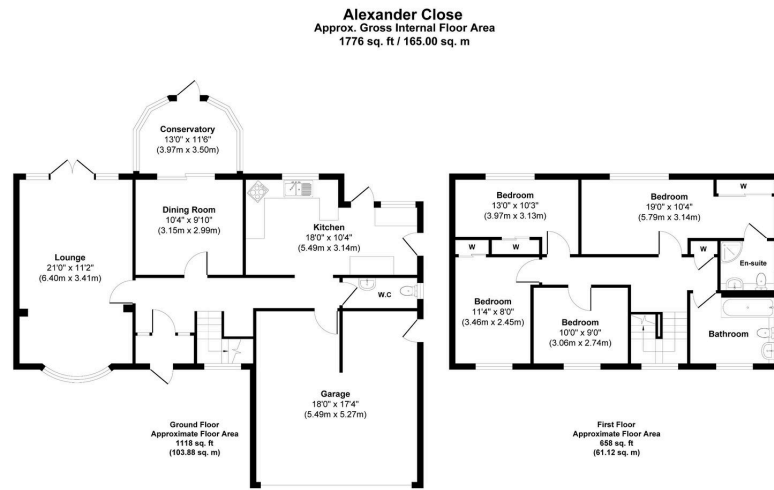
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- Short Walk to Aldwick Bay Beach
- Bright & Light Property Throughout
- French Doors to Garden
- Quiet Location
- No Forward Chain
- Generous South Facing Garden
- Double Garage with Additional Driveway Parking
- Wardrobes & En-suite to Principal Bedroom
- Two Reception Rooms
- Detached Spacious Plot



This beautifully presented four-bedroom detached family home is tucked away on a quiet road just a short stroll from Aldwick Bay Beach. Offering spacious, light-filled living, it features a dual-aspect lounge with bay window seating and French doors opening onto a south-facing landscaped garden, a dining room flowing into a conservatory-style garden room, and a well-planned kitchen with adjoining utility. Upstairs, the principal bedroom enjoys garden views, fitted wardrobes, and an ensuite, with three further bedrooms and a family bathroom. Additional features include a downstairs cloakroom, driveway, and double garage. Occupying a superb corner plot and located in the sought-after Alexandra Close, the property is close to local shops, schools, coastal walks, and just a short drive to Chichester and the Goodwood Estate, this home perfectly combines seaside living and family-friendly convenience.



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.  
Produced by Home Focus Studio Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.