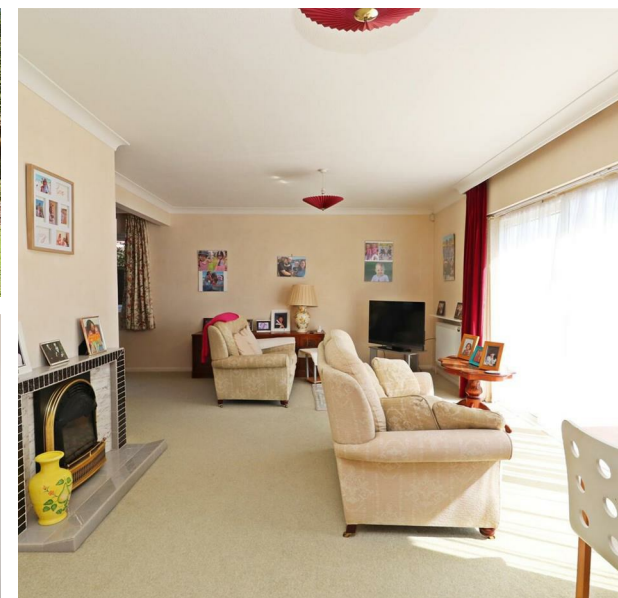


17 Regis Avenue, Bognor Regis, PO21 4HQ

£575,000

EPC Rating: C Council Tax Band: F



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£575,000

Council Tax Band: F

Detached chalet in the sought-after Aldwick Bay Estate, moments from the beach. Well maintained with generous, flexible accommodation, bright L-shaped living/dining room, kitchen/breakfast room, 3 bedrooms, garden, garage and scope to modernise or extend (STPP). Ideal coastal home.

Situated within the prestigious and highly sought-after Aldwick Bay Estate, this modern detached chalet-style residence offers a rare opportunity to acquire a well-maintained property in one of the area's most desirable private coastal enclaves. Set just moments from the beach and local amenities, the home presents generous, versatile living accommodation and significant scope for modernisation and potential expansion, subject to the necessary planning permissions.

The property has been lovingly cared for and updated over the years by the current owners, presenting a clean and functional living space which still offers a blank canvas for purchasers seeking to put their own stamp on the home.

Approached via a private driveway, the property features a carport and access to a detached garage. A gated side entrance leads to a spacious and welcoming hallway, with stairs rising to the first floor and

access to a ground floor shower room and WC.

The principal reception area is a bright and spacious 'L'-shaped, dual aspect sitting/dining room, which benefits from a south-westerly orientation, allowing for excellent natural light throughout the day. This room flows seamlessly into a generous kitchen/breakfast room, fitted with contemporary units and integral appliances—ideal for family living or entertaining.

At the rear of the property, there is a separate study or snug, which leads into a conservatory that enjoys views across the secluded westerly-facing rear garden. This flexible arrangement of ground floor rooms provides a perfect opportunity to reconfigure the layout or extend, should additional living space be desired (subject to planning consent).

To the first floor, the property offers two exceptionally spacious double

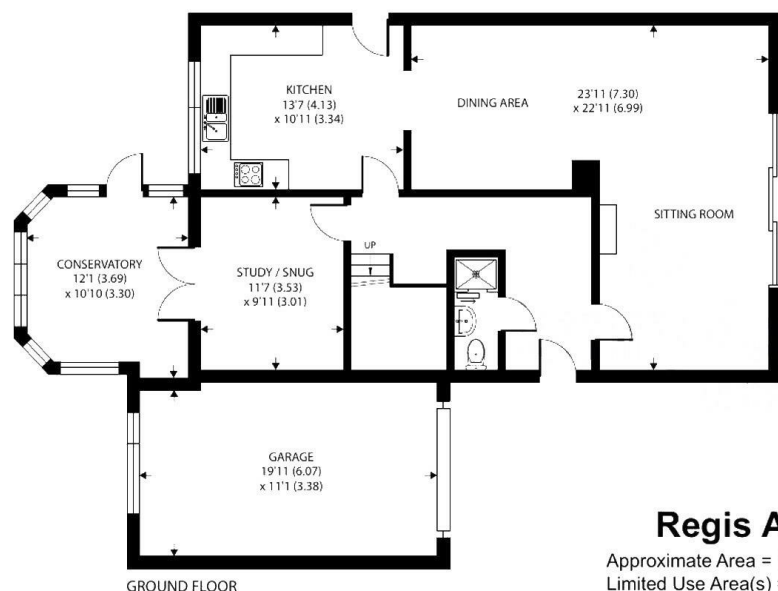
bedrooms, both benefiting from built-in wardrobes and eaves storage. A third generous single bedroom and a modern family bathroom—fitted with a stylish white suite—complete the upstairs accommodation.

Externally, the private rear garden is mainly laid to lawn with mature borders and a paved patio area, offering a tranquil space for outdoor dining or relaxation. The garden's size and layout provide further potential for landscaping or future extensions.

This property represents an exceptional opportunity for those seeking a permanent residence, coastal retreat, or investment with long-term potential in a peaceful and exclusive residential location.

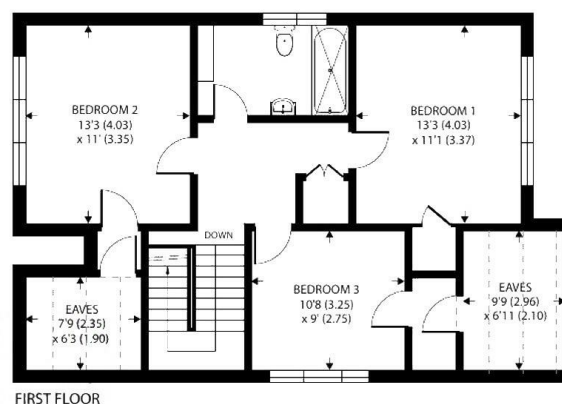
Viewing is highly recommended to fully appreciate the size, versatility, and future potential of this delightful home.





GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR

Regis Avenue, Aldwick Bay Estate

Approximate Area = 1655 sq ft / 153.7 sq m

Limited Use Area(s) = 123 sq ft / 11.4 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 2007 sq ft / 186.3 sq m

For identification only - Not to scale

The Old Boathouse Bosham Lane

Bosham

West Sussex

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		