



Highfield, Sefter Road

Aldwick | Bognor Regis | West Sussex | PO21 3EE

Guide Price £550,000

Freehold

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CL550 - 10/26

Features

- Unique Detached Chalet Style Residence
- Annex Potential Within Ground Floor
- Highly Versatile Accommodation
- 4 Bedrooms, 2 Bathrooms & Shower Room (3 WCs)
- Feature Kitchen/Living Room With Vaulted Ceiling
- Additional Generous Sitting Room
- Extensive Parking For Motor Home/Caravan/Boat etc.
- Fully Enclosed Rear Garden With Versatile Outbuilding
- 1,797.8 Sq Ft / 167.0 Sq M (Plus Outbuilding)

Situated on the Western outskirts of Bognor Regis, enabling an ease of access to the nearby city of Chichester, this unique detached chalet style home has been tastefully and sympathetically improved throughout the years, to create highly deceptive and versatile accommodation, which could appeal to those seeking annexe accommodation or those wishing to work from home.

The impressive accommodation in brief comprises a central entrance hall, generous rear sitting room, superb open plan fitted kitchen/living room with vaulted ceiling, separate utility room, two ground floor versatile bedrooms/work rooms (one with an adjoining reception area leading to an en-suite bathroom), an additional ground floor bathroom, first floor landing, two first floor bedrooms and a first floor shower room.

The property also offers double glazing, a gas heating system via radiators, extensive on-site parking for numerous vehicles and a good size, fully enclosed, rear garden with versatile outbuilding.

The front door opens into a central entrance vestibule with natural light windows to the front and cloaks hanging space, which in-turn flows through to the hallway, where doors lead to the main sitting room, kitchen/living room, two ground floor bedrooms and ground floor bathroom.

The main sitting room is a generous open plan room at the rear of the property, with feature exposed beams, a feature fireplace with recessed log burner/stove, natural light feature glazed panel to the side into the adjoining living room, window to the side, carpeted staircase to the first floor and large sliding patio doors to the rear, providing access into the rear garden.

The kitchen boasts fitted units and work-surfaces, with a feature 'Butler' style sink unit, bespoke shelving, large chimney breast housing the recessed Rangemaster, dual fuel cooker, with tiled splash-back and concealed hood over, space for an American style fridge/freeze and space for a dining table and chairs, dresser, etc. The kitchen flows through to an impressive feature living room at the rear, with vaulted ceiling with exposed oak beams, four natural light skylight windows, natural light glazed panel to the side into the sitting room, superb full height glazed rear elevation with French doors to the rear, providing access into the rear garden, along with a door to the side, which provides access to the adjacent utility room, which boasts a further range of fitted units and work-surfaces with a double sink unit, space and plumbing for a washing machine and dryer, along with a door and window to the rear, again providing access into the rear garden.





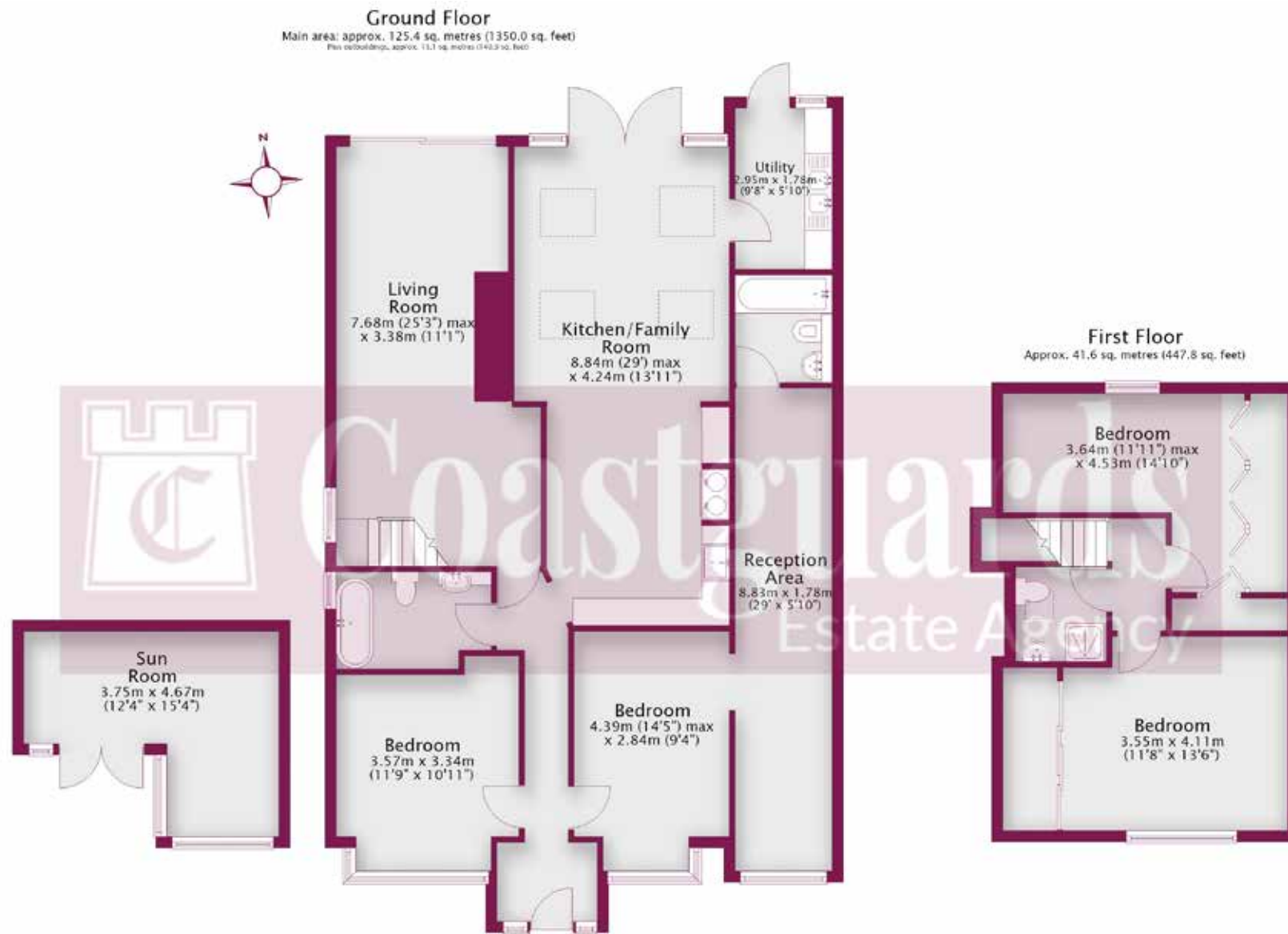
Positioned at the front of the property is a ground floor bedroom/reception with a square bay window to the front and recessed storage cupboard, with a further bedroom/reception (which potentially could provide annex accommodation or space for those wishing to work from home), with a bay fronted bedroom/reception leading to a galley style versatile, adjoining reception room, which has a window to the front and door at the rear, which leads into an en-suite bathroom, which boasts a white suite of bath with shower over and fitted glazed shower screen, wash basin with storage under and adjacent enclosed cistern wc, medicine cabinet, extractor fan and heated towel rail.

In addition, the ground floor provides a second bathroom, with feature free-standing bath with central mixer tap/shower attachment, feature high level wc, table top circular wash basin with storage under and window to the side.

The first floor provides a landing with doors to the two first floor bedrooms and first floor shower room. Bedroom 1 is positioned at the front of the property and is a good size double room with exposed beams, a window to the front and bespoke eaves storage cupboards. Bedroom 2 has a window to the rear, exposed beams and fitted wardrobes into the eaves, along with a good size airing cupboard. The first floor also boasts a modern shower room with suite comprising glazed shower enclosure with fitted shower and extractor over, wash basin with storage under, close coupled wc, eaves storage access and a skylight window to the side.

Externally, the property sits behind mature hedgerow with the frontage being predominantly gravel, enabling on-site parking for several vehicles/motor home/caravan/boat etc, along with a useful timber storage shed. A pathway at the side of the property leads to the delightful rear garden, which boasts a generous lawn, gravel entertaining areas, well stocked borders, external lighting and a detached highly versatile outbuilding with power and light.





Main area: Approx. 167.0 sq. metres (1797.8 sq. feet)

Plus outbuildings, approx. 13.1 sq. metres (140.9 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanIt.

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Current EPC Rating: D (60)

Council Tax: Band F £3,496.39 p.a
(Arun District Council / Pagham 2026 - 2027)



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

