

Bell & Blake
SALES & LETTINGS

5 Haven Cottages, Shripney Road, Bognor Regis, West Sussex PO22 9LW

Guide Price £275,000

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- Chain free!
- End of terrace character cottage (approx. 866 sq ft)
- Sitting room with open fireplace
- Dining room with open fireplace
- Fitted kitchen with adjoining utility area
- Two double bedrooms
- Gas fired central heating
- Established, well-stocked rear garden

CHAIN FREE! This delightful end-of-terrace cottage is situated in a popular residential area within easy reach of local retail parks and the seaside town of Bognor Regis. Beautifully presented throughout, the property retains a wealth of period charm including open fireplaces and decorative picture rails. The deceptively spacious accommodation comprises an entrance hallway leading to a comfortable sitting room featuring an open fireplace and picture rails, and a separate dining room with open fireplace and useful storage cupboard. The fitted kitchen opens into a practical utility area with a door providing access to the rear garden. Upstairs, the first floor offers two well-proportioned double bedrooms and a generously sized bathroom. Outside, the rear garden is a particular feature, being well established with mature planting along with a useful storeroom equipped with power and lighting. Viewing is highly recommended to fully appreciate the character, space and convenient location this charming home provides.

Council Tax Band: B





Haven Cottages



Ground Floor **First Floor**

Approximate Gross Internal Area
Ground Floor (Including Utility) = 44.4 sq m / 478 sq ft
First Floor = 37.1 sq m / 399 sq ft
Total = 81.5 sq m / 877 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

Bognor Regis is a traditional seaside town on the West Sussex coast, renowned for its sunshine record, open beaches and relaxed coastal lifestyle. Situated approximately six miles southeast of Chichester and within easy reach of Brighton and Portsmouth, the town offers an appealing blend of coastal charm and convenient connectivity. The seafront is a defining feature, with a long promenade, family-friendly beaches and views across the English Channel. Hotham Park provides attractive green space, boating lake and gardens, while the historic Bognor Regis Pier offers traditional seaside character. The town is also home to the renowned Butlin's Bognor Regis Resort, which contributes to the area's vibrant holiday atmosphere and local amenities. Bognor Regis benefits from a range of independent shops, supermarkets, cafés and restaurants, alongside healthcare facilities, schools and leisure centres. Nearby coastal villages such as Felpham and Aldwick offer attractive residential settings with a quieter village feel. Transport links are excellent, with a mainline railway station providing services to London Victoria, and the A29 and A27 offering convenient road connections across the South Coast and towards the wider motorway network. Combining coastal living, everyday convenience and strong transport links, Bognor Regis remains a popular choice for families, retirees and second-home owners seeking a relaxed seaside lifestyle within West Sussex.











