



207 Aldwick Road, Bognor Regis, PO21 3QG



hancock
Lettings & Estate Agents

207 ALDWICK ROAD GUIDE PRICE £750,000

Virtual Tour

Large Rear Garden

Freehold

Outside Cabin

Family Home

Three Large Receptions

Indoor Pool

Council Band F

Ample Parking

Superb Location



Set on the desirable west side of Bognor Regis, this impressive character residence perfectly blends period charm with contemporary family living. Extended and thoughtfully designed, it offers generous proportions throughout and is set within beautifully maintained gardens.

From the moment you step into the welcoming entrance hall, the sense of space and light immediately sets the tone for what lies beyond.

The elegant sitting room, featuring a classic bay window and open fireplace, connects effortlessly through folding doors to a second reception room – also complete with its own fireplace – creating a flexible, free-flowing area ideal for entertaining or relaxed family living. Double doors then lead to a bright conservatory overlooking the rear garden, offering an ideal setting for a playroom, gym, or peaceful retreat.

At the heart of the home lies the spacious kitchen/breakfast room – both practical and inviting – with direct access to the garden and an open archway through to the impressive family/dining room. From here, doors open to a superb indoor hydrotherapy swimming pool, a rare feature that makes this home truly stand out. Perfect for year-round enjoyment, personal wellness, or even a home business such as canine hydrotherapy, it is complemented by a convenient ground-floor shower room and W/C for easy access from the pool.

A former internal studio has been cleverly converted into a large utility room, providing excellent space for laundry and household organisation. For those working from home, the detached garden cabin offers a fully powered and connected workspace – ideal as a home office, creative studio, or quiet retreat separate from the main residence. The adjoining outbuilding also includes two further storage rooms, adding valuable space for equipment, bikes, or hobbies.

Upstairs, two separate landings lead to six generous bedrooms – four doubles and two singles. The principal suite enjoys a private balcony, a well-appointed en-suite bathroom, and a lovely outlook over the gardens. A further family bathroom serves the remaining bedrooms, making this property particularly well suited to larger families or multi-generational living.

The gardens complement the home beautifully, providing plenty of outdoor space for both relaxation and recreation. The front features a neat lawn and wide driveway offering ample parking, while the rear south-facing garden is a true highlight. A large lawn is perfect for children to play, complemented by a patio and seating area ideal for outdoor dining and entertaining. Mature fruit trees add charm and seasonal appeal, while a raised woodchip area offers a safe, practical zone for play equipment. Additional features include a garden shed, a dedicated housing for pool equipment, and a gated side path for easy access.

Aldwick remains one of the most sought-after areas along the south coast, known for its welcoming community and proximity to the sea. Aldwick beach, Marine Park Gardens, and the promenade are all within walking distance, with Bognor Regis town centre offering shops, amenities, and mainline train links to London Victoria and beyond.

This outstanding property offers space, flexibility, and a truly enviable lifestyle by the coast. Early viewing is highly recommended to fully appreciate everything it has to offer.



ADDITIONAL INFORMATION

Local Authority – Arun

Council Tax – Band F


Viewings – By Appointment Only

Floor Area – 2260.44 sq ft

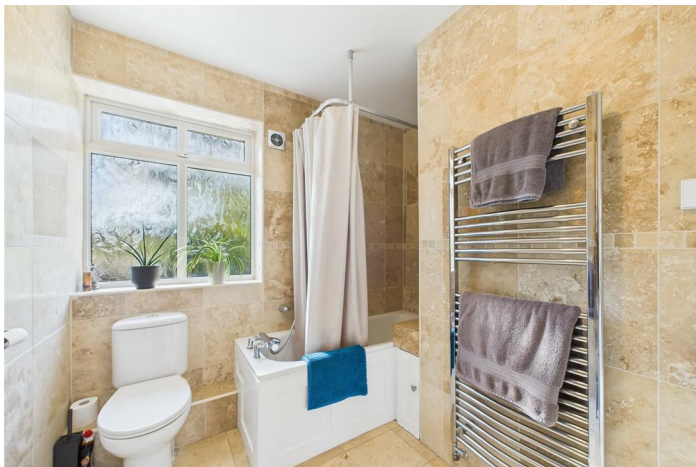
Tenure – Freehold

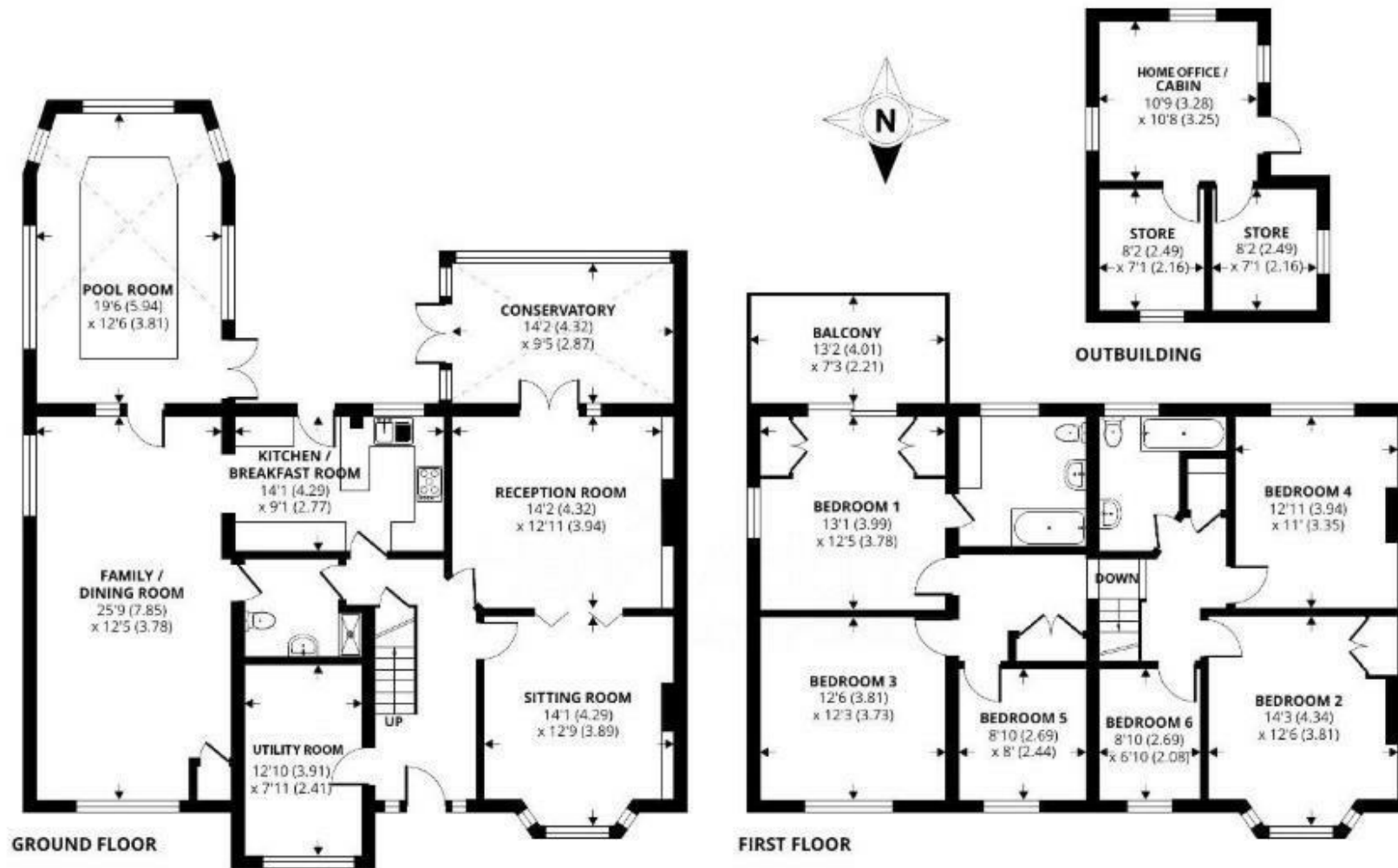


Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |







Aldwick Road, Bognor Regis

Approximate Area = 2659 sq ft / 247 sq m

Outbuilding = 240 sq ft / 22 sq m

Total = 2899 sq ft / 269 sq m

For identification only - Not to scale

Zoopla

rightmove

OnTheMarketExpert