



5 Park Way

Bognor Regis | West Sussex | PO21 2XP

Guide Price £1,100,000

FREEHOLD

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SH1100-04/24



Features

- 1930's Detached Family Residence
- 5 Bedrooms
- Plot Approaching 0.25 of an Acre
- Development Potential (Subject to Consents)
- 2,478 Sq Ft / 230.2 Sq M

A truly delightful example of a 1930's detached family home, occupying a generous corner plot position approaching 0.25 of an acre, in a sought after residential location, to the West of Bognor Regis. The property has been incredibly well cared for throughout the current occupants lengthy ownership, retaining a wealth of original features and has the potential for a building plot in the garden (subject to consents).

Local amenities can be found close by in the Aldwick Road shopping parade including a Tesco Express convenience store and an array of food outlets. Popular West Park and the seafront are located within a level walk of just over a quarter of a mile, as are the promenade and delightful Marine Park Gardens. Regularly routed bus services in Aldwick Road provide an ease of access to Bognor Regis town centre.

The town centre itself, with its mainline railway station (London - Victoria 1hr 45mins approx.) is located within approximately one mile to the East of the property, while the nearby city of Chichester is found approximately seven miles to the North West offering a wider selection of shops, historic cathedral and famous Festival Theatre. On the outskirts of Bognor Regis there is a retail park with larger stores.



An original hardwood feature front door opens into a delightful central welcoming reception hall with double glazed natural light window to the front. A carpeted staircase rises to the first floor landing with under stair storage cupboard. Original doors with original furniture lead to the formal sitting room, dining room, utility room and ground floor generous cloakroom with w.c., wash basin and windows to the rear. To the rear of the hallway double doors lead through into the open plan conservatory style living room and kitchen.

The sitting room is a bright through room with a double glazed window to the front and double glazed French doors to the rear providing access into the rear garden, along with a fitted carpet, feature fireplace and recessed feature display alcoves.

The dining room is a charming dual aspect room with double glazed windows to the front and side, fitted carpet, feature exposed brick original fireplace and decorative plate rack surround.

Positioned behind the dining room is a highly versatile generous utility room with a double glazed window to the side, cupboard housing the wall mounted gas boiler, additional cupboard with space and plumbing for a washing machine and further fitted floor to ceiling cloaks and shelved storage cupboards.

At the rear of the property is the bright and airy pitched roof conservatory style living room, which provides access into the rear garden via double glazed French doors to the side, along with a feature gas stove into recess. An open plan walkway leads to the kitchen.





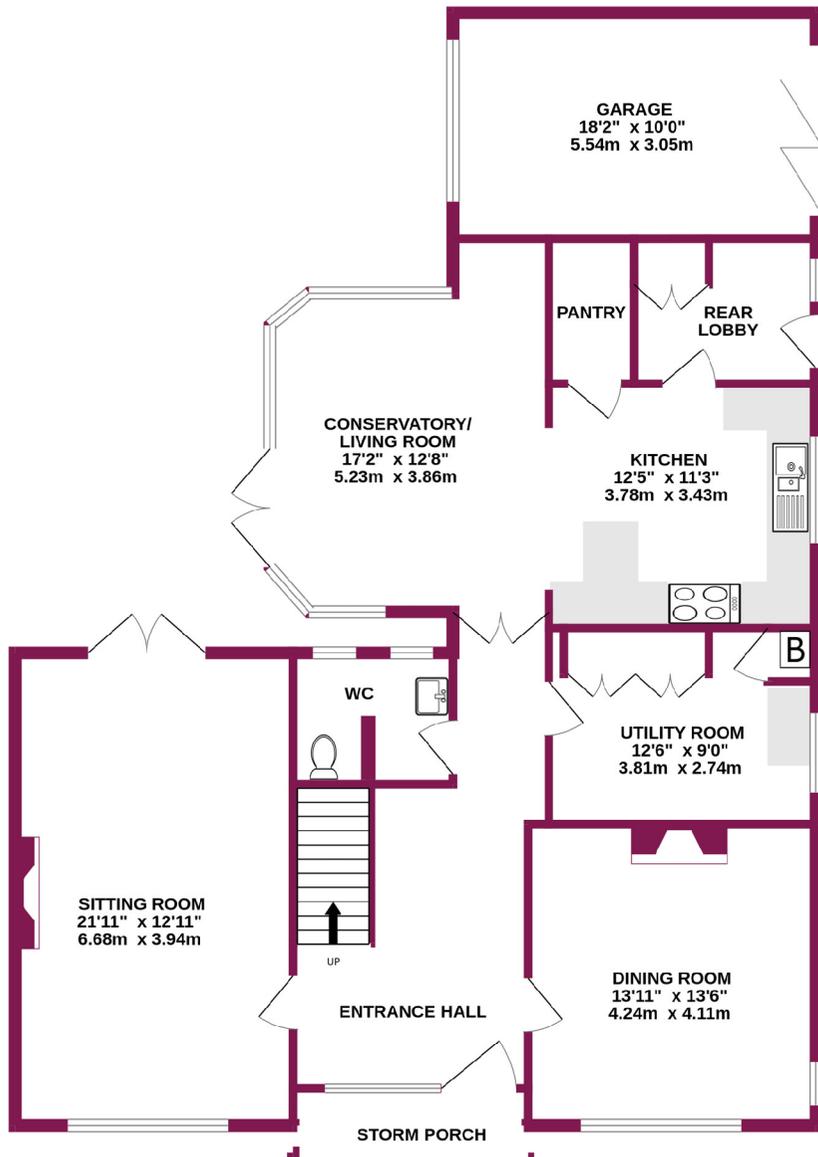
The kitchen boasts a comprehensive range of fitted units and work surfaces including breakfast bar, Range style cooker with large hood over, 1 3/4 bowl single drainer sink unit, glazed display cabinets, wine rack, double glazed window to the side and door to the useful walk-in pantry cupboard with fitted shelving, power, light and space for a fridge/freezer. A further door to the rear from the kitchen leads into the rear lobby with quarry tiled flooring, fitted storage cupboard and window and door to the side leading out to the driveway.

The first floor boasts an impressive landing with feature double glazed arch window to the rear providing plenty of natural light. The landing has a built-in double airing cupboard housing the hot water cylinder, along with a hatch to the generous loft space. Doors lead to the five bedrooms, family bath/shower room and a separate cloakroom/w.c. Bedroom 1 is a generous front aspect double bedroom benefiting from a good size en-suite shower room with shower cubicle with fitted electric shower, wash basin and w.c. Bedrooms 2 and 4 are also positioned at the front of the property. Bedroom 3 is a double room at the rear, being a dual aspect room with double glazed windows to both sides, while bedroom 5 is currently utilised as a home office/study. The main family bath/shower room is positioned behind Bedroom 1, at the rear and provides a feature sunken bath in a raised plinth, walk-in corner shower cubicle with fitted shower, close couple w.c. and pedestal wash basin. In addition, the first floor has a separate cloakroom with low level w.c., wall mounted wash basin and obscure double glazed window to the side.

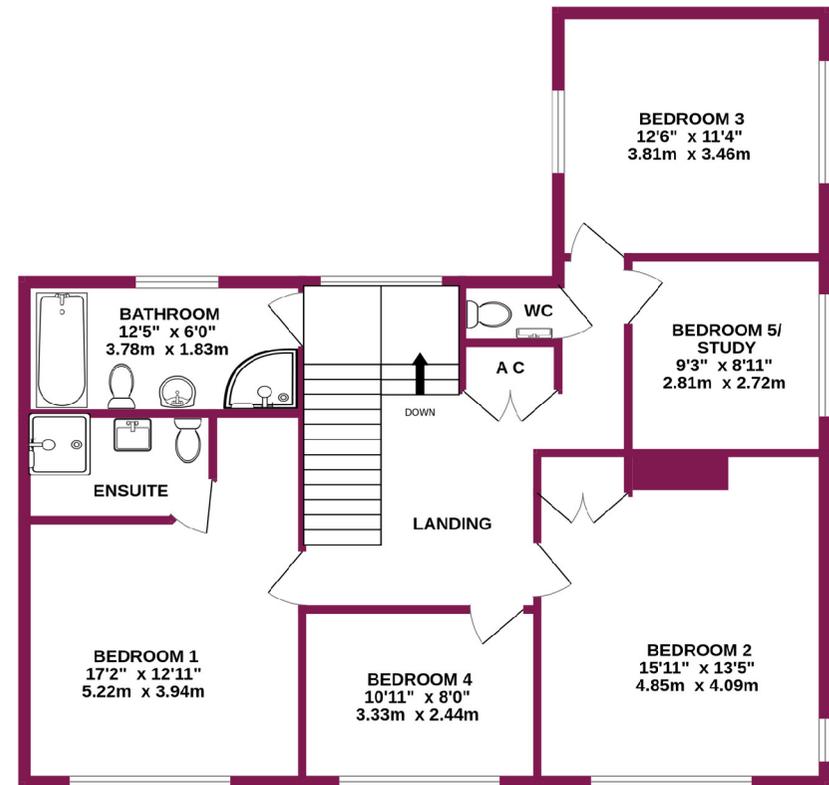
Externally, the property sits within a wrap around plot with delightful established front and rear gardens, along with a generous side garden which leads to the block paved driveway which is approached at the side and in turn leads to the adjoining garage with pitched roof storage, power, light, natural light window and feature sliding door. The generous rear garden has been well tended throughout the years and boasts an array of well stocked borders and beds, lawn, terraces and summer house.

N.B. - The rear garden, in our opinion, lends itself to development potential and could be divided into a building plot, subject to the necessary consents. Although now lapsed, in previous years planning consent had been granted for an extension to provide two bedroom guest accommodation and the erection of a new garage.

GROUND FLOOR
1456 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 2478 sq.ft. (230.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Coastguards



Current EPC Rating: D (60) Council Tax: Band G (£3,853.64) Arun District Council 2024 - 2025

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