



1 The Orchard Close, Bognor Regis

Guide Price £500,000

 **Henry Adams**
estate agents

1 The Orchard Close

- Detached House
- Quiet Cul-de-Sac
- Large 'L' Shaped Reception Room
- Principal Bedroom with En-suite Shower Room
- 3 Further Double Bedrooms
- Kitchen/Dining Area
- Cloakroom
- Close to the Beach
- Garage
- West Facing Garden

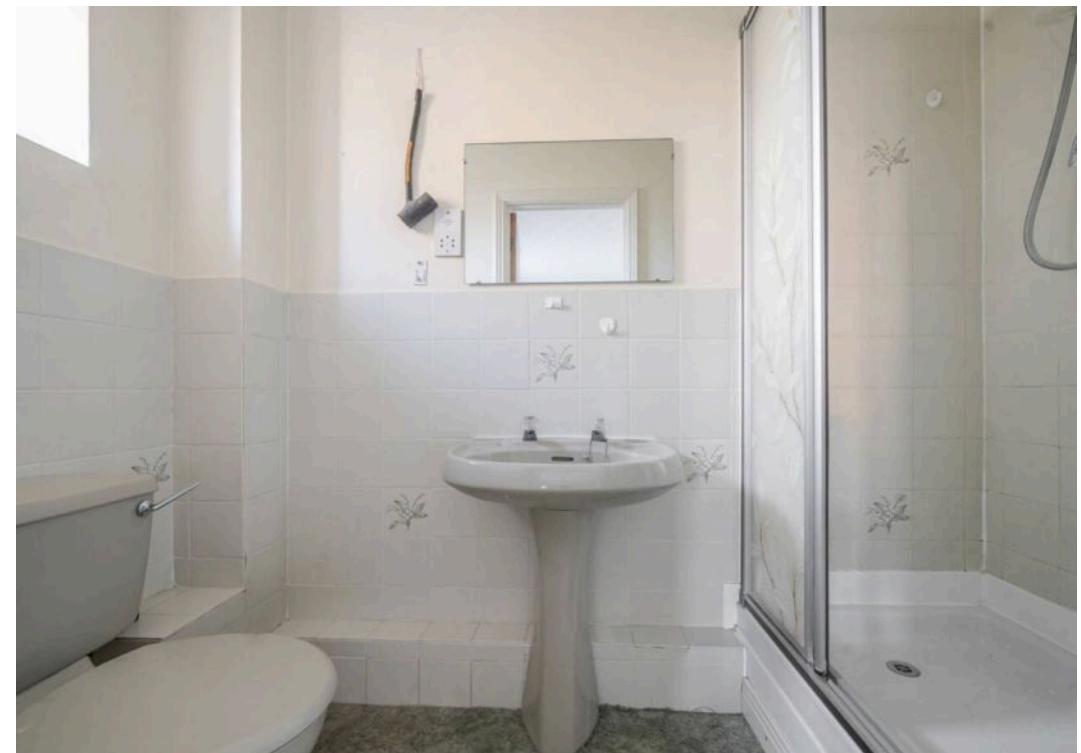
Welcome to this charming four bedroom detached house located in a quiet cul-de-sac in the Aldwick area, known for its peaceful atmosphere and proximity to the beach.

The front door opens onto a wide hallway with staircase to the first floor, doors to all ground floor rooms and an under stairs storage cupboard. The 'L' shaped reception room is double aspect with French doors opening to the garden and a feature fireplace. The kitchen is a large double aspect room with a comprehensive range of wall and base units with ample work top space and a large dining area. There are windows to the front and the rear of the kitchen and a half glazed door to the side of the house. Also on the ground floor is a separate cloakroom.

On the first floor is a wide landing with a double storage cupboard, and four bedrooms including a principal bedroom with en-suite shower room, three further bedrooms and a family shower room.









The Orchard , Bognor Regis

Approximate Area = 1468 sq ft / 136.3 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1620 sq ft / 150.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
Produced for Henry Adams. REF: 1381246

Outside, the garden is mainly laid to lawn, there is a separate garage to the side of the house with an off-street parking space.

In conclusion, this property embodies a blend of comfort and convenience that caters to the needs of modern-day living.

Situated to the west of the seaside town of Bognor Regis, with its precinct shopping facilities and mainline railway station to London Victoria. The Orchard Close is within easy walking distance of the Aldwick Road shopping facilities, the Aldwick beach with traditional beach huts, Marine Park Gardens, West Park and Bognor Regis Sailing Club.

What3Words //assist.easy.latest

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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