



**Haddan House,**  
Shripney Road | Bognor Regis | West Sussex | PO22 9PA

**Guide Price £800,000**  
**Freehold**

# Haddan House

Shripney Road | Bognor Regis | West Sussex | PO22 9PA

CH800 - 01/26

## Features

- **Detached Family Home in Substantial Plot**
- **4 Double Bedrooms, 3 - 4 Receptions**
- **Disabled Facilities to the Ground Floor**
- **Enormous Scope to Extend/Improve (Subject to consents)**
- **Development Potential (Subject to consents)**
- **NO ONWARD CHAIN**
- **2462.4 Sq Ft / 228.8 Sq M**

Occupying a substantial plot approaching approximately 3/4 of an acre, this older style detached two storey residence is positioned on the northern outskirts of Bognor Regis.

The accommodation in brief comprises: open plan dining hall leading into an open plan kitchen with separate utility room, breakfast room at the rear, living room leading to a side, pitched roof insulated sun room, a versatile additional reception/5th bedroom and a ground floor bathroom adapted for disability access/facilities.

The first floor boasts a central landing, four double bedrooms and a generous family bathroom.

The property also offers majority double glazing, a gas heating system via radiators and is connected to mains drainage (as advised by sellers), while externally there is extensive on-site parking, an attached double garage and substantial mature gardens.

A storm porch protects the front door with flank natural light window which opens into an open plan hall/dining room with square bay window to the front and feature bespoke alcove storage.

A staircase rises to the first floor landing with balustrade/handrail. A door leads to a versatile reception/5th bedroom with square bay window to the front and open fireplace while an open plan walkway leads from the hallway into the kitchen which provides fitted units and work surfaces incorporating a breakfast bar, oven, electric hob with hood over and a 1 1/2 bowl single drainer sink unit. A door from the kitchen leads to the side into the adjoining utility room with door and window to the front, space and plumbing for appliances. A sliding door from the utility leads into an inner lobby with built-in useful storage cupboard housing the electric and gas meters, also the consumer unit. Door from the lobby provides access into the attached double garage with electrically operated up and over door, window and door to the rear, power and light.

The kitchen is open plan to a generous breakfast room at the rear which provides access into the rear garden via French doors and has a door leading to the adjoining ground floor bathroom with w.c, wash basin, disabled bath/shower, Veismann gas boiler and a window to the rear. A further door from the kitchen leads into the main living room with open fireplace and patio doors to the rear. From the living room there is a wide opening to the side leading into a generous double glazed pitched insulated roof sun room with 2 skylights which also provides access into the garden via French doors.







The first floor central landing has a window to the front and access hatch to the large loft space. Doors lead from the landing to the four bedrooms and family bathroom. All four bedrooms are good size double bedrooms all with fitted wardrobes.

The family bathroom has an oversized shaped corner bath, w.c, bidet, wash basin with storage under, window to the rear and airing cupboard housing the lagged hot water cylinder.

Externally, the property sits well back from the road, screened behind mature foliage and trees with a driveway providing on-site parking which extends across the front of the property along the side and into the rear garden.

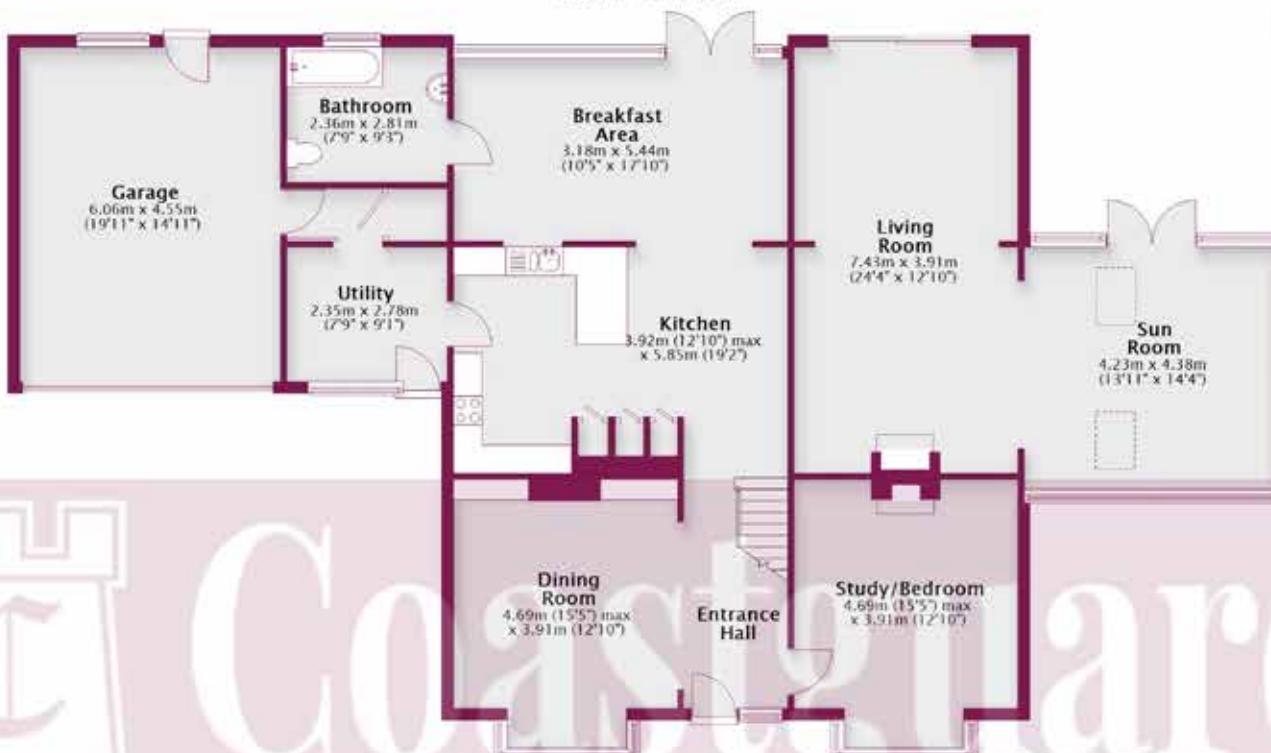
The extensive rear garden is predominantly lawn with mature trees along with a sunken pond, useful store/outbuilding and greenhouse.

**N.B Please note: Adjacent to the property is a development of residential houses currently under construction.**

**Current EPC Rating: D (57)   Current Tax: Band F   £3,497.61 p.a. (Arun District Council / Bognor Regis 2025 - 2026)**

### Ground Floor

Main area: approx. 149.4 sq. metres (1608.4 sq. feet)  
Plus garage: approx. 27.6 sq. metres (296.4 sq. feet)



### First Floor

Approx. 79.3 sq. metres (854.0 sq. feet)



Main area: Approx. 228.8 sq. metres (2462.4 sq. feet)

Plus garages: approx. 27.6 sq. metres (296.4 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.

**Co**wards  
Estate Agency



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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.