



## 1 Regis Avenue, Bognor Regis

£850,000 Freehold

Immaculately Presented Detached Chalet Style House • Private Estate Location Close to the Beach • 4 Bedrooms • 2 Reception Rooms • 3 Bathrooms (Two En Suite) • Stunning Landscaped Garden with Mature Trees • Off Road Parking for 3-4 Cars • Corner Plot • Detached Garage



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This impressive four bedroom, three bathroom detached chalet style home offers spacious and versatile accommodation, ideally suited for modern family living. Situated on a desirable private estate and within easy reach of the beach, the property combines generous living space with attractive gardens and a peaceful setting.

Approached via a well-maintained front garden with mature planting, a brick-paved pathway leads to the entrance, with off road parking for 3 - 4 cars. The welcoming hallway provides access to the principal reception rooms, with glazed doors allowing natural light to flow throughout the ground floor.

The accommodation comprises two spacious reception rooms, both enjoying plenty of natural light with views over the beautifully landscaped rear garden. The main living room provides a comfortable and inviting space, featuring an attractive fireplace creating a central focal point. The modern fitted kitchen forms the heart of the home and benefits from a range of contemporary units, integrated appliances and a breakfast bar, with direct access to the garden, making it ideal for entertaining and outdoor dining.

The bedrooms are well proportioned, with the first floor offering a selection of versatile spaces enhanced by vaulted ceilings, skylights and a Juliette balcony overlooking the mature gardens. The property benefits from three bathrooms, including one en suite to the ground floor bedroom and an en suite to the main bedroom on the first floor.

Outside, the rear garden is a particular feature, being beautifully landscaped with a generous lawn, mature trees and established planting creating a private and secluded setting. A spacious patio area provides an excellent space for relaxing or entertaining, while a garden shed offers useful additional storage. There is parking for 3 - 4 cars and a detached garage.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £79 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.

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