



**Guide Price**  
**£650,000**  
**Freehold**

6x  4x  3x 

Lion House, Aldwick Road, Bognor Regis,  
West Sussex PO21

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## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Office: 16'8 x 9'1 (5.08m x 2.77m)

Lounge: 16'3 x 13'9 (4.96m x 4.19m)

Dining Area: 14'0 x 13'9 (4.27m x 4.19m)

Kitchen: 12'2 x 10'3 (3.71m x 3.13m)

Utility Room

Family Room: 17'5 x 13'5 (5.31m x 4.09m)

Hallway

Bedroom 5: 11'2 at widest point x 10'8 at widest point (3.41m x 3.25m)

Bedroom 6: 11'9 x 8'10 (3.58m x 2.69m)

Cloakroom

Shower Room

### FIRST FLOOR

Galleried Landing

Bedroom 1: 16'6 into bay x 13'7 up to fitted wardrobes (5.03m x 4.14m)

En Suite Shower Room

Bedroom 2: 14'0 at widest point x 13'7 (4.27m x 4.14m)

En Suite Shower Room

Bedroom 3: 14'2 at widest point x 13'5 at widest point (4.32m x 4.09m)

Bedroom 4: 10'1 x 8'6 (3.08m x 2.59m)

Bathroom

Separate Toilet

### OUTSIDE

Off Road Parking

Front Garden

Driveway

Rear Garden

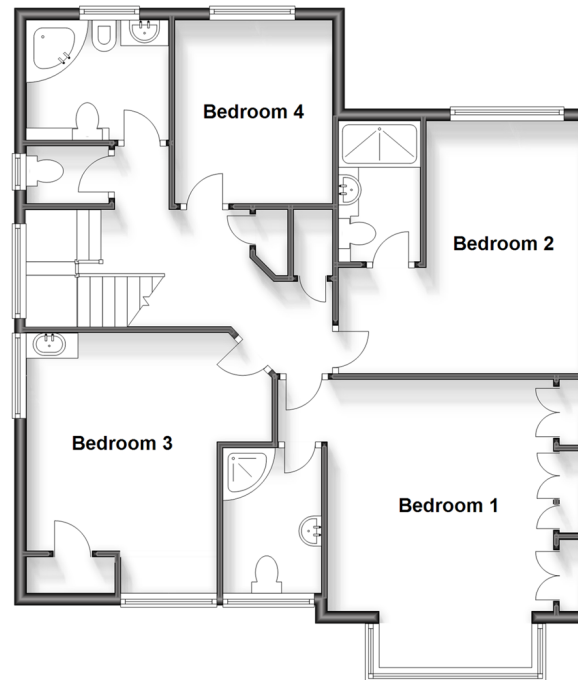
### Ground Floor

Approx. 155.9 sq. metres (1677.6 sq. feet)



### First Floor

Approx. 83.7 sq. metres (900.4 sq. feet)





## Main features

- Stunning character home in a desirable residential area
- Extremely well appointed rooms
- Annexe potential (subject to planning consent)
- Office ideal for those working from home or running a business
- Close to Aldwick shopping parade and the sea front



### Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.6 miles, Southway Primary 1.0 miles, Rose Green Junior School 1.3 miles. Secondary Schools: The Regis 1.0 miles, Felpham Community College 2.4 miles.



### Transport Information

Train Stations: Bognor Regis 1.2 miles, Chichester 6.4 miles, Littlehampton 6.6 miles



### Address

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### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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