
BRENNAN
& CHATTERTON
ESTATES
9 Alleyne Way, Bognor Regis
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ESTATES
Guide Price £750,000





9 Alleyne Way

Bognor Regis

9 Alleyne Way is an impressive detached residence set within the highly regarded private Elmer Sands Estate, extending to approximately 2,773 sq ft and offering spacious, highly versatile accommodation arranged over two floors. Positioned just moments from the beach, the property offers a wonderful balance of space, flexibility and future potential, well suited to both family living and those seeking a coastal home with scope for further expansion if required.

Upon entering, the ground floor provides a generous sitting room, creating an excellent main reception space, together with two well-proportioned double bedrooms, both benefiting from en suite facilities, with the principal bedroom enjoying direct access onto a private decked area, providing a lovely private outside space. A separate utility room and large integral garage provide excellent practicality and additional storage.

To the first floor, the property opens into a spacious open-plan kitchen and sitting room, with ample space for both dining and everyday living, complemented by doors opening onto a private balcony. This floor also offers two further double bedrooms and a modern family bathroom, creating a layout that works equally well for multigenerational living, guests, or potential holiday let use.

Externally, the property benefits from a low-maintenance garden, a gated driveway providing secure off-road parking, and a separate garden room with adjoining shower room, ideal as a home office, studio, or occasional guest space. The seller has also secured planning permission to convert the integral garage and extend above, offering excellent future potential for the next generation of owners.

The property is offered with no onward chain, and we are advised that the private estate charge is currently £160 per annum.

Council Tax Band F





















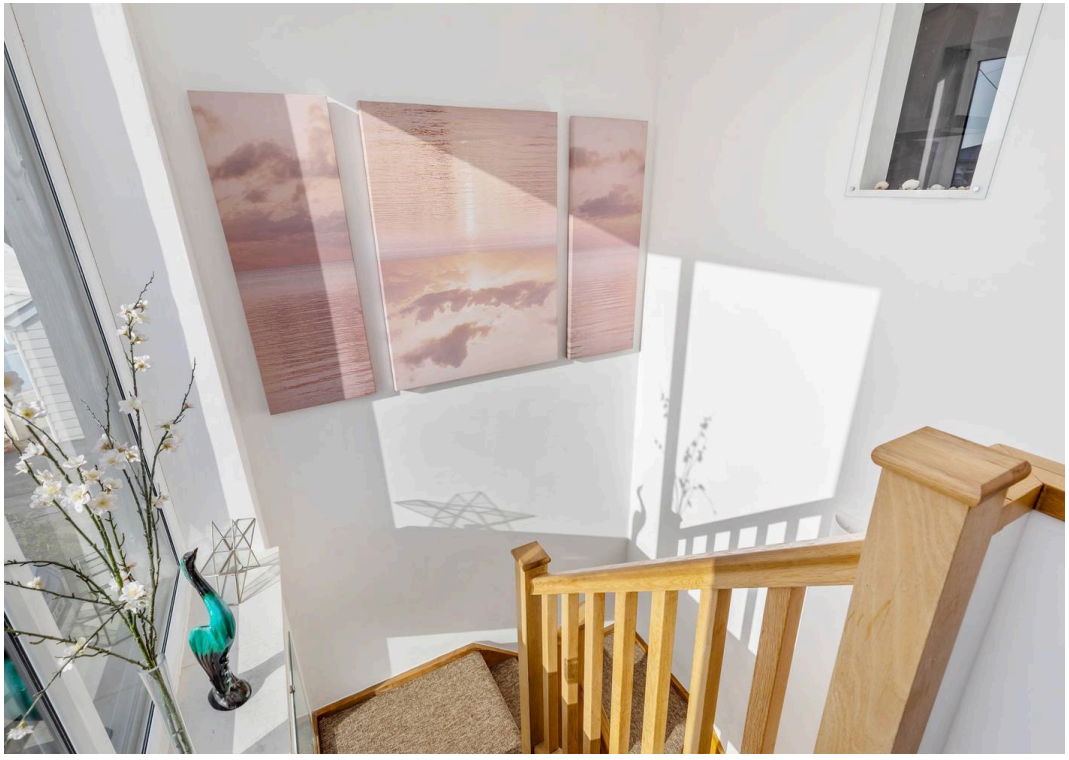




Total Area: 2309 ft² ... 214.5 m² (Including Garage & Garden Room, Excluding Balcony & Terrace)

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