



**Nestledown, Shripney Road, Bognor Regis**

Guide Price **£450,000**

# Nestledown, Shripney Road

Detached chalet style bungalow with 2-3 bedrooms, 1-2 receptions and loft room with scope for conversion.

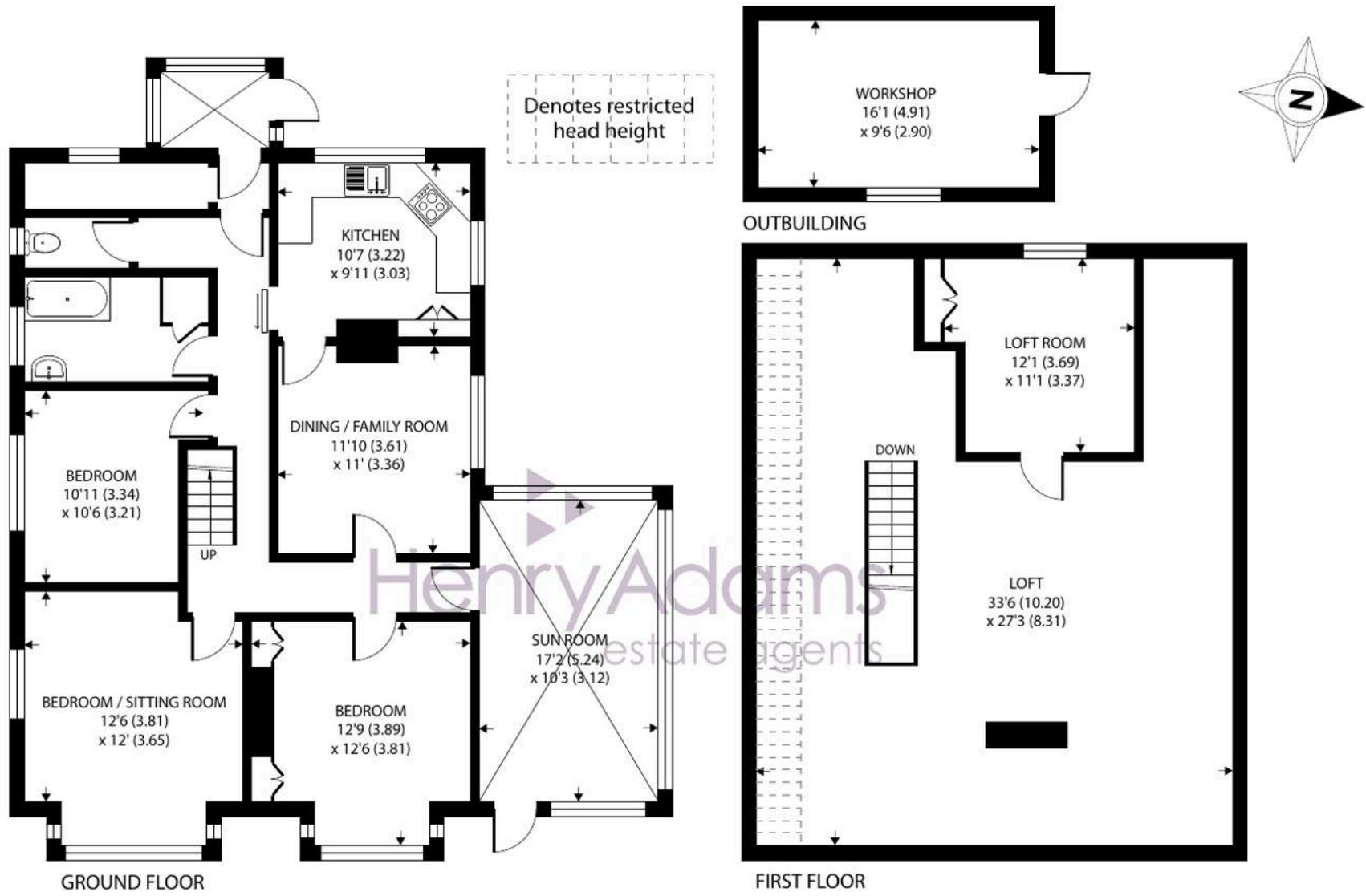
- Detached Character Chalet Style Bungalow
- Enormous Potential for Extension
- Generous Plot
- 2-3 Bedrooms
- 1-2 Reception Rooms
- Fitted Kitchen
- Family Bathroom plus WC
- Loft Room with Scope for Conversion
- Off-Road Parking
- Large Garden with Workshop

Welcome to this versatile detached chalet style bungalow. This property offers enormous potential for extension, sitting on a generous plot waiting for your personal touch. Boasting 2-3 bedrooms, 1-2 reception rooms, a fitted kitchen, family bathroom plus a WC, and a loft room with scope for conversion, this home is a blank canvas for your imagination. With off-road parking, a large garden with a workshop, and the need for modernisation, this property is bursting with possibilities, offering adaptable and versatile living spaces for you to make your own.

Step outside and discover the large wrap-around garden currently a paradise for wildlife with established planting, creating the perfect backdrop for any outdoor enthusiast.







## Shripney Road, Bognor Regis

Approximate Area = 2028 sq ft / 188.4 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Outbuilding = 153 sq ft / 14.2 sq m

Total = 2247 sq ft / 208.7 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). © ntechcom 2025. Produced for Henry Adams. REF: 1306335v

Need a quiet spot to work on your latest project or indulge in a hobby? A workshop awaits your creativity. Embrace the tranquil surroundings and envision the endless possibilities for outdoor living, from al fresco dining to gardening adventures. The front garden has hard standing for off-road parking.

Viewing is recommended to appreciate the opportunity of the property.

The property occupies a quiet semi-rural location to the north of Bognor Regis, with excellent links via the A29 to the six village area and via the new A259 to the seaside town of Bognor Regis and the Cathedral City of Chichester.

What3Words ///plant.groups.dusty

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.