



32 Orchard Way, Bognor Regis

Guide Price £315,000

32 Orchard Way

Extended semi-detached house, with further planning permission for open plan rear extension.

- Semi-Detached House
- Entrance Porch and Spacious Hallway
- Cosy Sitting Room & Open Plan Kitchen/Diner
- Sun Room with WC
- Three First Floor Bedrooms
- Loft Bedroom
- Modern Family Bathroom
- West Facing Garden

Welcome to this charming semi-detached house that offers an entrance porch/boot room and into the spacious hallway, where you'll immediately feel at home.

The sitting room is a snug retreat, perfect for relaxing after a long day. Feature brick wall and open fireplace. The heart of the home is the open-plan kitchen/diner. The sun room with its own WC is a versatile space that can be used as a home office or playroom. With planning permission for a rear extension (BR-67-21-PDH2), you have the opportunity to further enhance this wonderful space to suit your needs.

Upstairs, you'll find three bedrooms on the first floor, each offering a comfortable place to rest and recharge and the modern family bathroom. The loft bedroom provides extra space for a growing family or can be transformed into a home gym or hobby room.





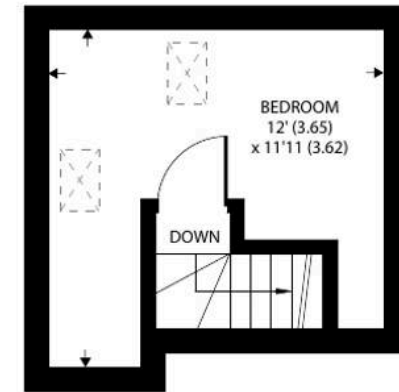




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Orchard Way , Bognor Regis

Approximate Area = 1160 sq ft / 107.7 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). © nichecom 2025. Produced for Henry Adams. REF: 1280182

Outside, the property boasts a long west-facing garden that is perfect for enjoying the sunshine and alfresco dining. The garden also features a garage and timber sheds, providing ample storage for bikes, gardening tools, or whatever else you need to keep organised.

Situated in a sought-after location, close to schools, shops, and transport links, this property is ideal for those looking for a cosy home with the potential to grow and adapt to their needs. Don't miss out on the opportunity to make this house your own and create lasting memories in a space you'll love to call home. Orchard Way is situated just off the B2259 giving excellent access to both the Cathedral City of Chichester and the seaside town of Bognor Regis. Within walking distance of The Regis School offering schooling for children of all ages. The town centre of Bognor Regis has precinct shopping facilities, a range of cafes, bars and restaurants and of course the promenade and beach.

What3Words [///chain.tooth.rocket](#)

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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