



52 Barrack Lane, Aldwick

Guide Price £950,000

 **Henry Adams**  
estate agents



## 52 Barrack Lane

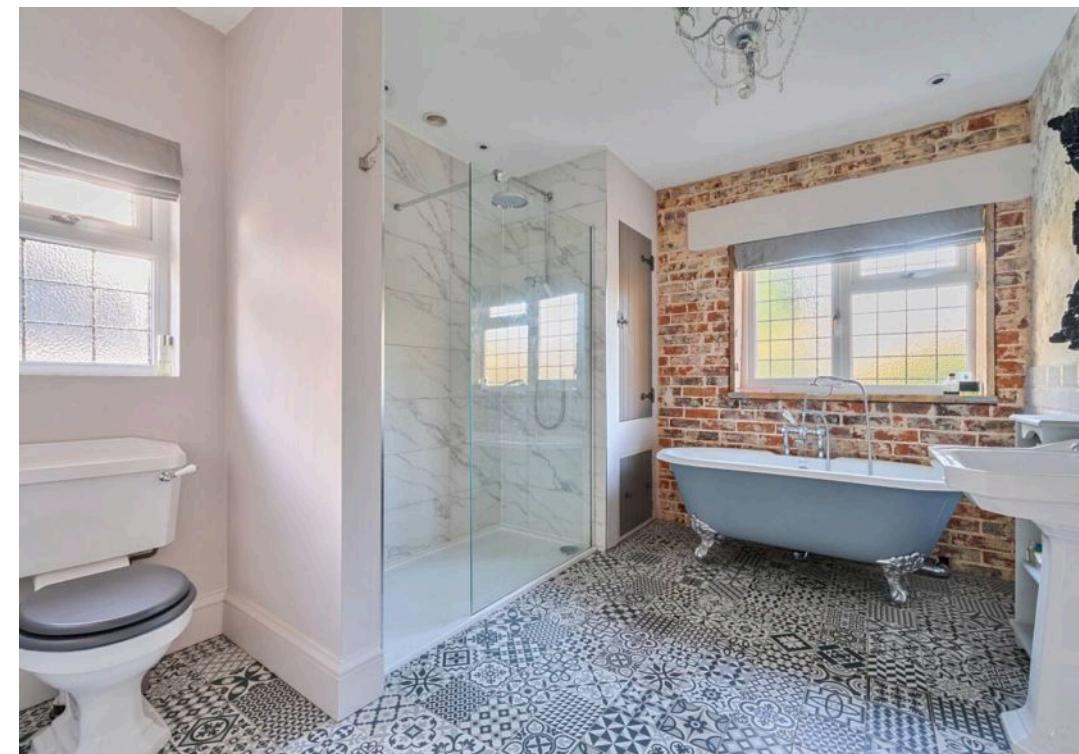
- 1920's Detached Character House
- Beautifully Modernised and Extended
- Impressive Entrance Hall and Galleried Landing
- Separate Sitting Room, Dining Room and Sun Room
- Quality Fitted Kitchen/Breakfast Room
- Utility/Wet Room Style Shower/WC
- Principal Bedroom with En-Suite and Balcony
- Three Further Bedrooms
- Generous Plot with Secluded Rear Garden and Outbuildings
- Gravel Driveway, Garage and Carport

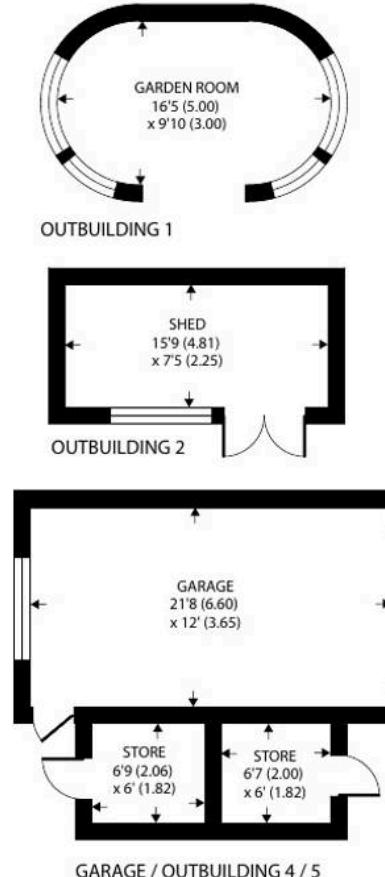
Welcome to this stunning 1920's detached character house, beautifully modernised and thoughtfully extended to create a spacious and stylish family home. From the moment you step into the impressive entrance hall, you will notice the original features that include open fireplaces in the principal reception rooms that blend seamlessly with contemporary touches. The separate sitting room, dining room, and sun room offer plenty of flexible space for relaxing or entertaining, while the quality fitted kitchen/breakfast room is a true highlight, complete with bi-folding doors that open onto the garden. The original quarry floor tiles in the hallway and veranda add a touch of period charm. There is a utility and ground floor WC plus an additional wet room style shower with WC for extra convenience. Upstairs, the principal bedroom boasts its own en-suite and a private balcony, perfect for enjoying your morning coffee. There are three further bedrooms, offering plenty of room for family or guests, and a family bathroom.











Denotes restricted head height



## Barrack Lane, Bognor Regis

Approximate Area = 2497 sq ft / 231.9 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Garage = 259 sq ft / 24 sq m

Outbuildings = 401 sq ft / 37.2 sq m

Total = 3172 sq ft / 294.4 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). ©nchecom 2025.  
Produced for Henry Adams. REF: 1388157

Step outside and you will find a generous plot with a secluded rear garden, ideal for those who value privacy and outdoor space. Mature trees and established planting create a peaceful retreat, while the spacious lawn is perfect for children to play or for hosting summer barbeques with friends. The outbuildings offer plenty of storage or workshop potential, and the garage and carport provides secure parking, with a gravel driveway offering additional space for several vehicles. Whether you're unwinding on the veranda, enjoying the sunshine in the garden, or making use of the practical outbuildings, this outside space is designed to suit a variety of lifestyles.

The location is quiet yet convenient, with easy access to local amenities, schools, and transport links. This property really does offer the best of both worlds, combining character and charm with modern comforts and a wonderful setting. Don't miss your chance to make this beautiful house your next home.

The property occupies a most pleasant situation close to the Aldwick Bay Estate and the sea. Just a stone's throw away is a local parade of shops with further shopping facilities close by in Rose Green. The Cathedral City of Chichester is a short drive away with numerous facilities including shops, restaurants, Chichester Festival Theatre and mainline railway station with services to London Victoria.

What3Words //mashing.tuxedos.cascaded

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.