



Chanctonbury Lion Road, Bognor Regis PO21 3LA

welcome to

Chanctonbury Lion Road, Bognor Regis

A well-presented home offering bright, versatile living with a spacious lounge, modern kitchen, family room, and two bedrooms, plus a separate self-contained annex ideal for guests or home working. Perfect for those seeking flexibility, comfort, and additional independent space.



This beautifully presented home offers bright, versatile living throughout - perfectly suited to modern lifestyles. At the heart of the property sits a generous lounge, complemented by a well-equipped kitchen and a spacious family room ideal for relaxing, entertaining, or transforming to suit your needs. Two well-proportioned bedrooms and a contemporary bathroom flow off the main hallway, creating a comfortable and practical layout. Adding to its appeal, the property boasts a separate self-contained annex with its own private entrance, offering fantastic flexibility for guest accommodation, a home office, or an independent studio. Outside, the home continues to impress with a substantial 90ft rear garden and a large driveway providing ample parking for multiple vehicles. Conveniently located close to local amenities being close to the nature reserve and the beach, this property combines comfort, convenience, and exceptional versatility making it an excellent choice for a wide range of buyers



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welcome to

Chanctonbury Lion Road, Bognor Regis

- Bright and versatile living spaces throughout
- Spacious lounge and modern kitchen
- Separate family room offering additional flexibility
- Two well-proportioned bedrooms and a modern bathroom
- Self-contained annex ideal for guests, work, or studio use

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRG109425 - 0009

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fox & sons



01243 864161



BognorRegis@fox-and-sons.co.uk



59 High Street, BOGNOR REGIS, West Sussex,
PO21 1RX



fox-and-sons.co.uk