



6 bed detached house to buy in

Southdean Drive, Bognor Regis, West
Sussex, PO22 7SX

£620,000 Starting Bid

 x 6  x 2  x 3

Tenure

Freehold

Driveway parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Within Approx. 200m of the Beach
- ✓ Kitchen, Dining Room & Utility
- ✓ Westerly, Private Rear Garden
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction. Situated within a desirable private road, just moments from the beach and close to the nearby village shops, this substantial detached family house offers an exceptional blend of space and versatility.

Boasting approximately 2,176 sq ft of accommodation, the property is thoughtfully arranged to suit both family living and entertaining. The inviting entrance hall leads to a generously sized sitting room, perfect for relaxing evenings or gathering with friends. The kitchen overlooks the rear garden and leads onto a dedicated dining room, creating a sociable hub for meal times, while a separate utility room and store provides practical convenience. The ground floor also includes a suite of rooms which could be used as an annexe: double bedroom with en-suite shower room and WC, along with an adjacent room currently used as a snug. A further WC accessed from the entrance hall completes the ground floor.

The first floor comprises family bathroom and four bedrooms. The principal bedroom has access into a walk-in eaves cupboard which could potentially be adapted for use as an en-suite, subject to the usual permissions if needed. Stairs from the first floor rise to the second floor where a further bedroom will be found - or perhaps the perfect studio room or home office?

Outside, there is ample off-road parking to the front of the property, whilst the enclosed rear garden provides a good level of privacy and enjoys a westerly aspect backing onto the Shrubbs Field recreation ground.

Whether you are seeking a peaceful coastal retreat or a spacious family home within easy reach of the beach, this exceptional property delivers a rare opportunity to enjoy a coveted lifestyle in one of the area's most sought-after locations.

Service Charge: We understand the service charge is currently £130 p.a.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £620,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Southdean Drive, Middleton On Sea, Bognor Regis

Approximate Area = 1977 sq ft / 183.6 sq m
Limited Use Area(s) = 199 sq ft / 18.4 sq m
Total = 2176 sq ft / 202.1 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). © nñchecom 2026. Produced for Henry Adams. REF: 1440017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Southdean Drive, Bognor Regis, West Sussex, PO22 7SX

Contact your local branch today for more information on this property:

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