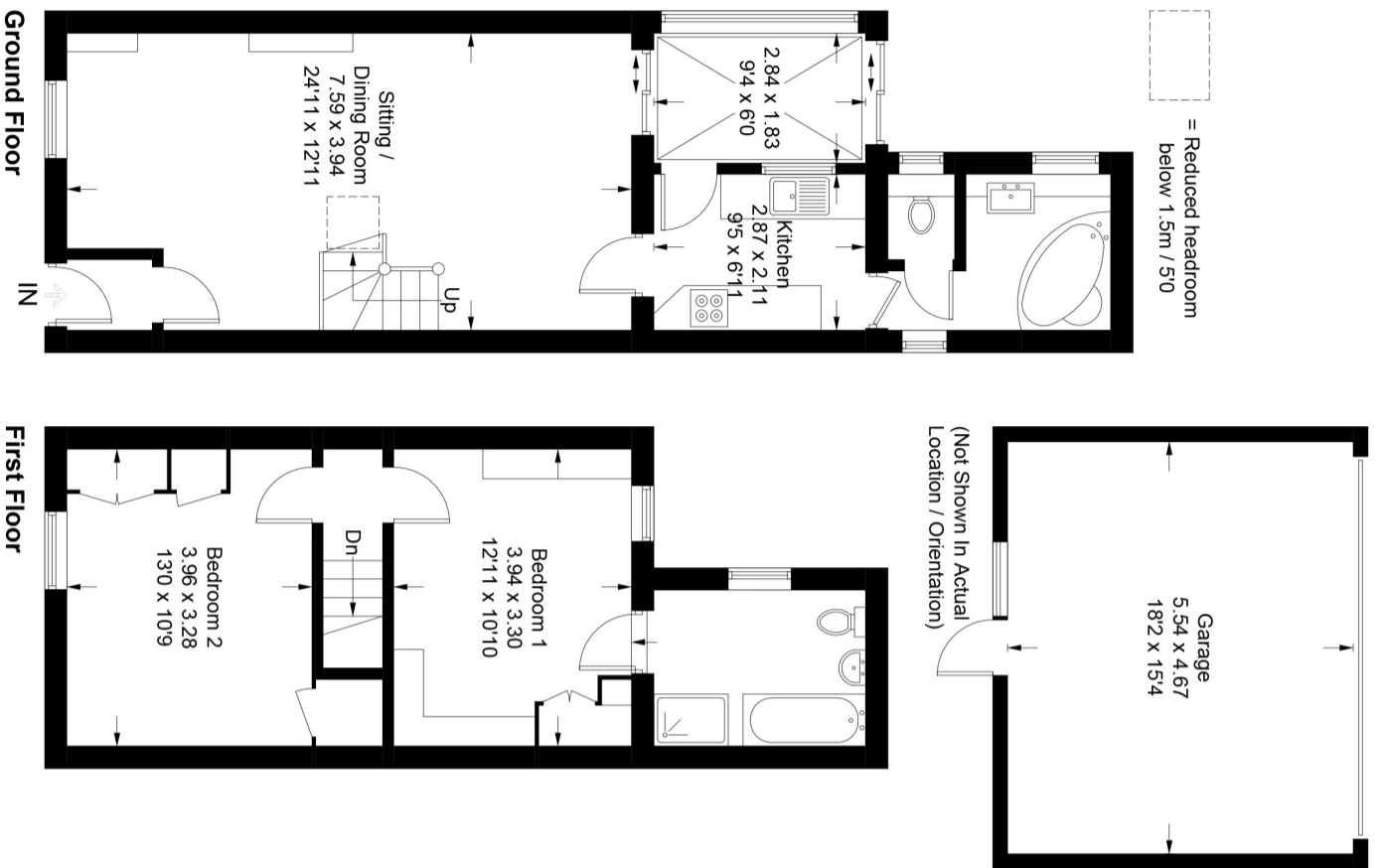


**119 Bognor Road, PO19 7TH**  
 Approximate Gross Internal Area = 87.3 sq m / 940 sq ft  
 Garage = 25.8 sq m / 278 sq ft  
 Total = 113.1 sq m / 1218 sq ft

Produced for Stride & Sons Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID808722)

Score	Energy rating	Current	Potential
92+	A		81   B
81-91	B		
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

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# STRIDE & SON

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Bognor Road, Chichester

## **119 Bognor Road, Chichester, PO19 7TH.**

Situated on the eastern side of the city and within easy walking distance of the main shopping precinct, an end of terrace cottage being of flint elevations with brick quoins under a slate roof. The property, which is in need of some internal updating, has the potential to be extended subject to usual planning consents and has aluminium framed double glazed windows, gas fired central heating and a good-sized **south-west facing rear garden** and a **double garage**.

Chichester's main shopping precinct offers an excellent range of independent shops as well as those with national brands, restaurants and bars. Priory Park, the Cathedral and Pallant House Gallery are also nearby along with sports facilities, a leisure centre with swimming pool, several supermarkets and a train station with services along the coast and to London Victoria.

The accommodation is arranged as follows: Half glazed front door to:

**SITTING/DINING ROOM:** 24'11 x 12'11. Two double radiators. Double glazed patio doors to:

**CONSERVATORY:** 9'4 x 6'. Double glazed construction with double doors to garden and glazed door to:

**KITCHEN:** 9'5 x 6'11. Range of fitted base and wall units. Stainless steel sink. Gas cooker with gas hob and cooker hood over. Integrated fridge. Plumbing for washing machine. Door to:

**REAR LOBBY:** Door to:

**CLOAKROOM:** Low level WC with concealed cistern.

**BATHROOM:** Corner bath with Triton shower unit and tiled surround. Vanity unit with a range of cupboards below. Worcester gas boiler for domestic hot water and central heating. Double radiator. Chromium plated towel rail.

Stairs to:

**1<sup>st</sup> FLOOR LANDING:** Hatch with folding ladder to loft.

**BEDROOM 1:** 12'11 x 10'10. Double and single wardrobes. Range of fitted drawers. Dressing table with drawers below. Double radiator. Telephone point. Door to:

**BATHROOM ENSUITE:** Panelled bath with tiled surround. Low level WC. Pedestal wash hand basin. Shower cubicle with Mira control and glazed screen. Radiator. Chromium plated towel rail.

**BEDROOM 2:** 13' x 10'9. Two store cupboards. Double wardrobe. Double radiator.

**SERVICES:** All main.

**EXTERIOR:** To the front of the property is a part walled garden with mature shrubs and to the rear is a good-sized south-west facing patio garden with raised flowerbeds, mature trees and shrubs. Outside water tap. Beyond the garden is a **detached double garage 18'2 x 15'4** with electric up and over door with electric light and power, loft storage space and courtesy door to garden. **N.B.** The garage is suitable for conversion to studio/home office subject to usual planning consents. The rear garden is bounded by brick and flint walls.

## **PRICE GUIDE £415,000 FREEHOLD**

**DIRECTIONS:** Leave Chichester centre to the east via the Horner following signs to Bognor Regis. Follow the road passing the Four Chesnuts Public House and having passed Bognor Motors on the left 119 will be found on the right-hand side of the road. The garage for the property is accessible from York Road which will be found as a turning on the right opposite the Co-Op. Having turned into York Road turn immediately right into Royal Close and head into the close where the garage will be found towards the end on the right-hand side.

**Please Note: Neither the heating system nor the services have been checked by the Agents.**

