



Hillsboro Road, Bognor Regis, West Sussex

todanstee.com 01243 523723



**Tod
Anstee**

Property Consultants

Hillsboro Road, Bognor Regis, West Sussex

Located just under a mile from the beach off this popular residential road, a spacious and detached period home with the benefit of a good sized garden and a detached garage.

sitting room | open plan kitchen/family room | entrance hall | 3 bedrooms | family bath/shower room | ground floor shower room | utility room | garden | 3 garden stores | detached garage | off street parking



Distances & Transport:

Beach and Bognor Regis Sailing Club: 0.9 miles | Railway Station: 0.5 miles |
St Marys R C Primary School: 0.8 miles | Bognor Regis Rugby Football Club: 0.6 miles
Chichester: 6 miles | Goodwood: 8 miles

All distances are approximate and via road (unless otherwise stated)





Description:

Arranged across two floors, this well appointed character home is ideally situated within a short distance to the town centre. A particular feature is the spacious ground floor living space, which includes a modern kitchen with ample storage units opening through to a spacious family room with double doors opening onto a good sized rear garden. To the front of the property there is good sized formal sitting room with a feature fire place, exposed wooden flooring and a lovely south-facing bay window. Completing the ground floor there is a useful utility room and a shower/ cloakroom.

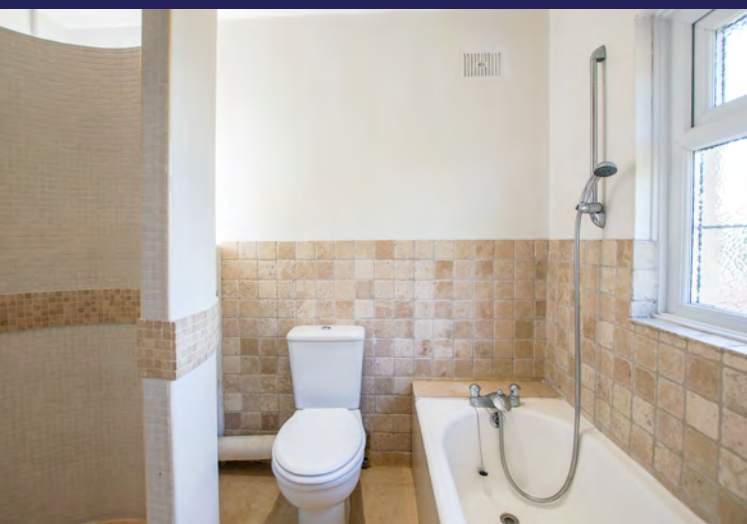
Upstairs there are three bedrooms with the main bedroom providing floor to ceiling built-in wardrobes and exposed wooden flooring. The second double bedroom features an attractive brick built fire surround and a wash basin. Accessed from the landing there is a well presented family bathroom featuring a smart built-in circular shower.

Outside the garden extends to approximately 180' and is mainly laid to lawn. To the side there is a garden store and to the rear of the garden there is a detached garage (with storage room) and vehicle access onto Town Cross Avenue. There is a raised bedding area, ideal as a vegetable patch, and a further brick built detached garden store. To the front of the property there is a further area laid to lawn with flowering shrubs and plants within the borders, hidden from the road by attractive laurel hedging.

Situation:

Hillsboro Road is a popular residential street with individual designed houses located within level walking distance to many local amenities including schools and sports grounds. Within Bognor Regis there is the famous pier situated off the esplanade, selection of bars and restaurants, shopping precinct and popular Alexandra Theatre. The world renowned Butlins Resort (day visitor passes are available) is located off the eastern end of the esplanade.

Events and sporting activities in the area include Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell, polo at Cowdray Park, golf at Goodwood, and beaches at the Witterings. Chichester Harbour provides moorings (subject to availability) and there are nearby berthing and lifting facilities in Birdham Pool and Chichester Marina. The mainline station in Bognor Regis provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport).



viewing strictly by
appointment

virtual viewings
available upon
request

General Information

Freehold
EPC Rating: D

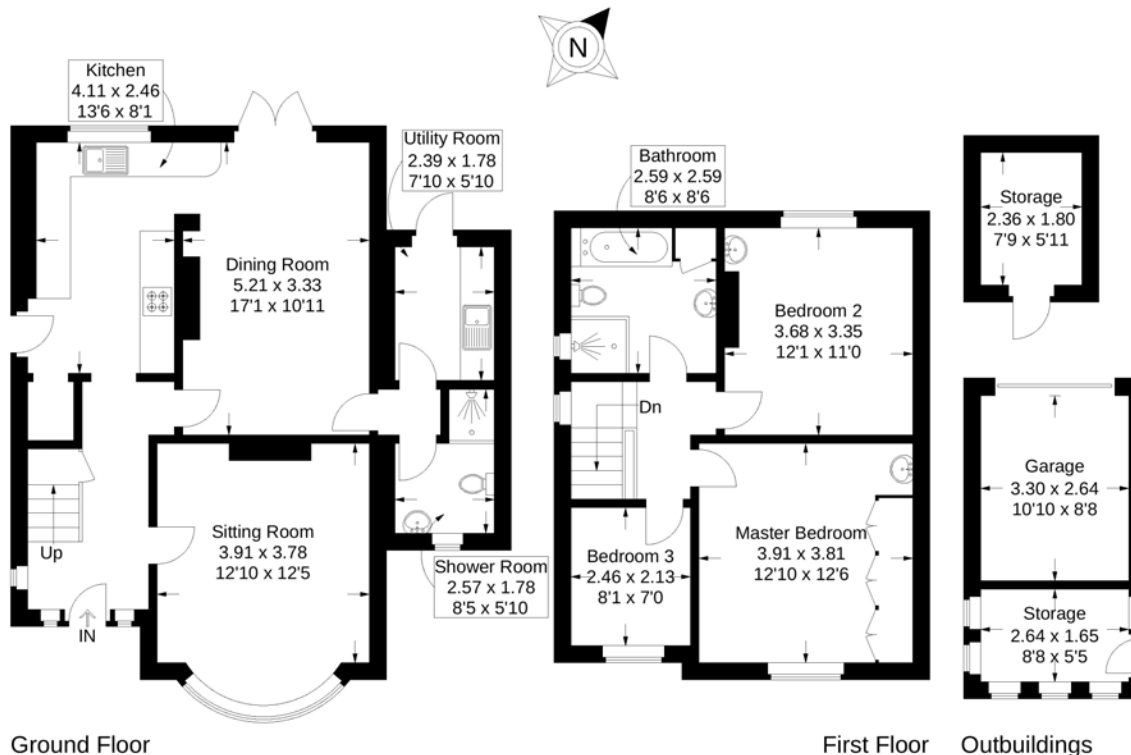
Postcode:
PO21 2DY
Services:
Mains drainage / water /
gas / electric

Arun District Council:
01903 737500
West Sussex County Council:
01243 777100



Hillsboro Road, Bognor Regis

Approximate Gross Internal Area = 112 sq m / 1206 sq ft
Outbuildings = 18.4 sq m / 198 sq ft
Total = 130.4 sq m / 1404 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



todanstee.com

01243 523723

sales@todanstee.com

Tod Anstee Property Consultants Ltd for itself and as agent for the vendor or lessor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or Contract. 2. Reasonable endeavours have been made to ensure that information in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey. 3. All statements in these particulars are made without responsibility on the part of Tod Anstee Property Consultants Ltd or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Tod Anstee Property Consultants Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair, condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when taken and you should rely upon actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.

The Old Coach House, 14 West Pallant, Chichester, West Sussex, PO19 1TB