

Devonshire Road, Bognor Regis, PO21 2SX



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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01243 861344



What the agent says... “”

This handsome family home is located in a peaceful residential area within easy walking distance to the beach and town centre, local shops, amenities and transport links.

The accommodation comprises an entrance hall, generous sitting room with an attractive boxed bay window and French Doors leading into the garden. A breakfast room leads through to the fitted kitchen and there is a separate large dining room.

To the first floor, all four bedrooms have built in storage or wardrobes. The principal bedroom is a particularly good size and has an en-suite shower room. There are two further doubles and a smaller fourth bedroom. These are served by the family bathroom and a separate cloakroom.

Externally, the front garden is laid to lawn and there is a gated driveway in front of the garage to the side of the house. There is also an externally accessed gardener's

toilet which houses the boiler. The substantial rear garden faces south-east and boasts a patio, gravel area as well as a timber deck to help find a sunny spot throughout the day, with the central areas laid to lawn. Storage is provided by the garage and a timber shed.

Overall, this is a wonderful, detached family home which retains many attractive period features. Viewings are highly recommended to appreciate all it has to offer.



- Quiet Residential Area
- Three Reception Rooms
- Principal Bedroom with Ensuite
- Three Further Bathrooms
- Garage & Driveway



Accommodation

Ground Floor

Entrance Hall: 9' 11" x 8' 8" (3.04m x 2.65m)
 Sitting Room: 20' 8" x 12' 11" (6.31m x 3.94m)
 Dining Room: 14' 6" x 10' 11" (4.42m x 3.34m)
 Breakfast Room: 10' 5" x 10' 0" (3.18m x 3.05m)
 Kitchen: 9' 8" x 8' 11" (2.96m x 2.73m)

First Floor

Landing: 9' 10" x 8' 8" (3.017m x 2.65m)
 Bedroom 1: 14' 9" x 11' 0" (4.50m x 3.36m)
 Ensuite: 5' 2" x 4' 0" (1.58m x 1.24m)
 Bedroom 2: 12' 11" x 10' 7" (3.96m x 3.24m)
 Bedroom 3: 11' 6" x 9' 8" (3.53m x 2.97m)
 Bedroom 4: 9' 11" x 6' 10" (3.04m x 2.09m)
 Bathroom: 10' 1" x 5' 9" (3.09m x 1.77m)
 Cloakroom: 3' 6" x 3' 4" (1.07m x 1.04m)

Council Tax Band: F

