

3 Argyle Road

Bognor Regis | West Sussex | PO21 1DY

Guide Price £385,000

FREEHOLD

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DR385-07/23



Features

- Four Bedroom Town House
- Exceptionally Well Presented
- Close To Seafront & Amenities
- Highly Versatile Accommodation
- 131 sqm / 1410 sq ft

This delightful Edwardian 4 bed town house offers the classic features of high ceilings, large windows & picture rails throughout its extensive accommodation. There are 2 separate reception rooms, large open plan kitchen/dining room & a utility room with w.c on the ground floor. Coming off the 1st floor split-level landing there are 3 double bedrooms & a bathroom with a rolltop bath, shower, wash basin & w.c. Large 4th bedroom in the 2nd floor attic room.

The town centre boasts an array of amenities along with its mainline railway station (London to Victoria 1 hr 45 mins), Picturedrome, Promenade, Beach and historic Pier. The pedestrian precinct provides a range of shops along with nearby restaurant, public houses and large Morrisons store. On the outskirts of the town the modern Retail Park offers a large Tesco & Sainsbury store along with a variety of other large outlets.

Local attractions include Hotham Park situated at the eastern end of the town which provides delightful walks around the well tended gardens, miniature railway, adventure golf and cafe. Alternatively the beach and nature reserve at Pagham is within a short drive, along with Goodwood famous for its motor circuit and horseracing events and the historic city of Chichester with its marina and famous Festival Theatre.



The house is entered via a covered storm porch that protects the recessed double glazed front door and opens into the welcoming carpeted entrance hall with a staircase to the first floor. The three doors on the ground floor lead into a front aspect sitting room, study/snug and an open plan kitchen/dining area.

The sitting room has a large bay window with double glazed period style sash windows and plantation shutters and an attractive working fireplace. The study/snug room has a range of fitted storage and shelving, natural light double glazed window that overlooks the dining area and a delightful Victorian fireplace with patterned tiled inserts.

At the rear of the property the open plan kitchen/dining room is a spacious and welcoming space with a double glazed natural light skylight lantern over the dining area and double glazed French doors to the rear providing access to the back garden. The kitchen itself has been tastefully refitted to retain the characteristic features of a period property while providing the contemporary vibe of today's lifestyle. There is an electric Aga, solid wood work tops, useful built-in pantry cupboard, feature display shelving and tile-paved flooring. A door to the rear of the dining area leads into a utility room with space and plumbing for a washing machine and/or tumble drier together with a wash basin unit and ground floor w.c.



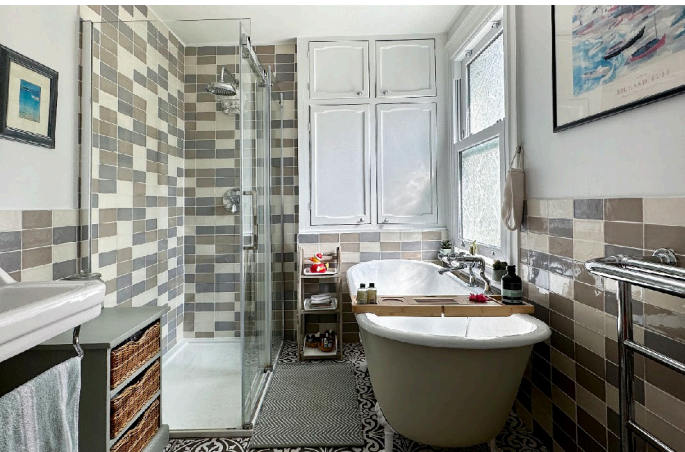


The first floor split level landing has an access hatch to the large rear loft space and a further staircase to the second floor attic bedroom. The spacious master bedroom at the front of the house has double glazed bay windows with fitted plantation shutters, newly fitted bespoke built-in double wardrobes and a marble fireplace.

Bedroom 2 is a good size double bedroom with rear aspect double glazed windows and a newly fitted built-in wardrobe. Bedroom 3 is situated at the rear overlooking the delightful courtyard. The first floor bathroom has a large walk-in shower cubicle, a handsome roll top bath, pedestal wash hand basin w.c.

The large second floor bedroom has a dual aspect room with double glazed skylight windows to the front and rear enjoying roof top views.

To the rear of the house there is a pretty, well enclosed garden with plenty of space for outdoor entertaining and relaxing with tranquil sitting and eating areas, established planting that includes palms and olive trees together with a small storage cupboard and brick built barbecue. At the rear there is a storage shed and a pedestrian gate providing access to the rear communal pathway.

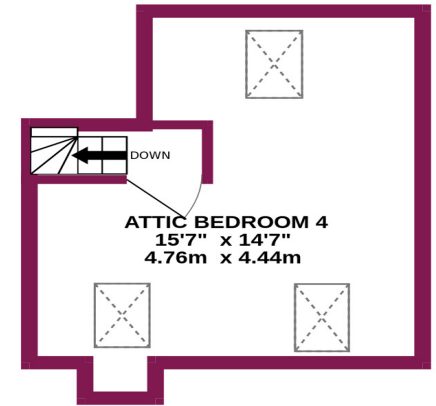
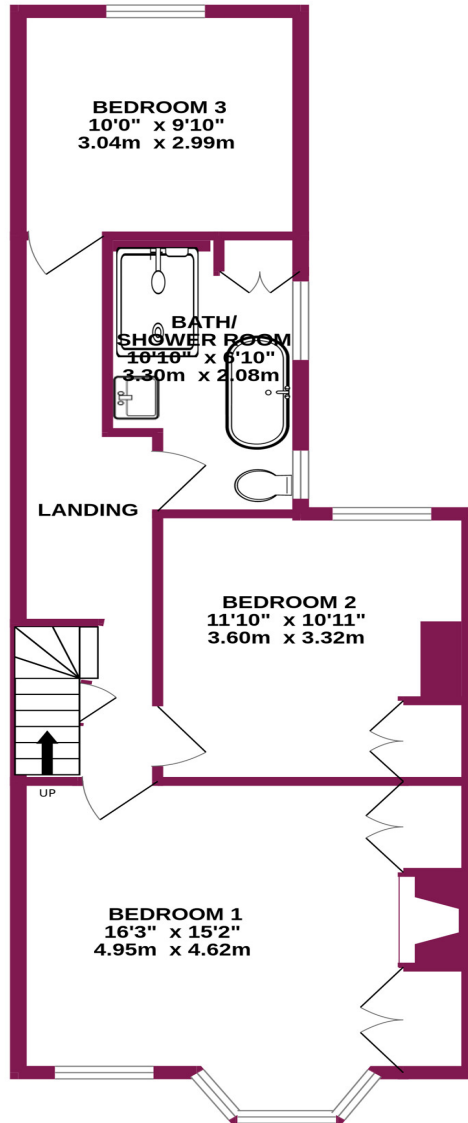
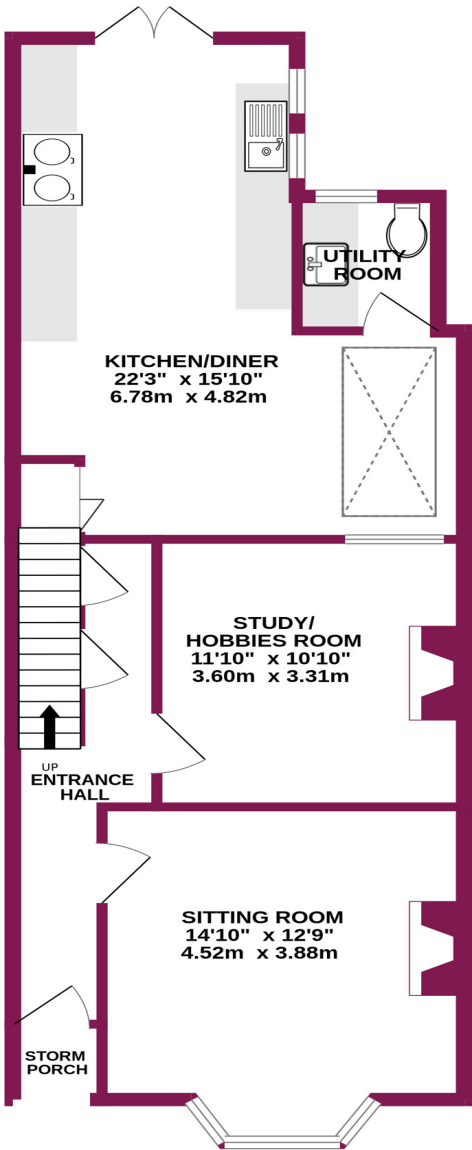


Location-wise, the house is a 5 minute walk to the railway station and the shops in the centre of town and only a three minute walk to the sea. N.B. - Resident's Permit Parking is available within the road at a cost of circa £44.00 per annum.



To arrange a viewing contact 01243 267026





EPC RATING: D (59)

Council Tax: Band C (£1965.87)
Arun District Council

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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