



53 Linden Road
Bognor Regis | West Sussex | PO21 2AX

Guide Price £750,000
FREEHOLD

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CH750 - 07/23



Features

- Impressive Detached 4 Bedroom Residence
- Plot in excess of 0.25 acre
- Beautifully Tended Gardens
- Close to Amenities & Railway Station
- 2,348 Sq Ft / 218.1 Sq M

Occupying a generous plot in excess of 0.25 of an acre, this delightful detached 4 bedroom residence, reputed to have been constructed in the late 1930's, offers superbly proportioned accommodation retaining the characteristic features of a bygone era, accompanied with the attributes expected within today's modern lifestyle. The exceptionally well tended gardens are a real feature.

The property is situated just on the outskirts of Bognor Regis town centre, approximately a third of a mile level walk to the railway station and three quarters of a mile from the beach/seafront. The town centre boasts a range of good shopping facilities including generous Morrisons store, pubs, restaurants and food outlets, along with the promenade, pier and historic Picturedrome (cinema).

To the North of the town there is the large retail park where stores such as Tesco, Sainsburys, B&Q, Next, Lidl and Aldi, etc can be found. The historic city of Chichester is within a short drive (approx 6 miles) providing a wider range of shopping facilities, independent retailers and boutiques, the cathedral and famous Festival Theatre. Goodwood, renowned for the motor circuit and racecourse are also close by.



The front door opens into a welcoming entrance vestibule with natural light window to the side and door to the ground floor cloakroom with modern close coupled w.c and wash basin with storage cupboard under, along with tiled flooring and double glazed window to the front. From the entrance vestibule a glazed inner door leads through into the hallway with exposed wood flooring, half panelled walls, wide feature carpeted staircase to the first floor with handrail/balustrade and under stair storage cupboard. Doors lead to the main sitting room, breakfast room and study.

The breakfast room is a front aspect room with fitted units and work surfaces, along with a built-in pantry cupboard with window to the front. A doorway leads from the breakfast room to the 'L' shaped kitchen which boasts a comprehensive range of fitted light grain units, roll edge work surfaces, integrated gas hob with hood over, eye level double oven, integrated concealed fridge, 1 1/2 bowl, single drainer sink unit, space and plumbing for a dishwasher and washing machine, along with a double glazed window to the front, door providing access to the side of the property, natural light window to the rear into the conservatory and door into the dining room.

The incredibly light and airy sitting room boasts two double glazed windows to the rear, exposed wood flooring and a fabulous exposed brick, original, full width open fireplace with integrated storage cupboards. A wide open plan archway leads into the Dining Room with exposed wood flooring, double glazed window to the rear, door to the kitchen and double glazed French doors to the side leading into the generous pitched roof double glazed conservatory with tiled flooring, which provides access to the rear garden via a double glazed door to one side and double glazed French doors to the other side. In addition, the ground floor offers a study/hobbies room with front aspect double glazed window and exposed wood flooring.





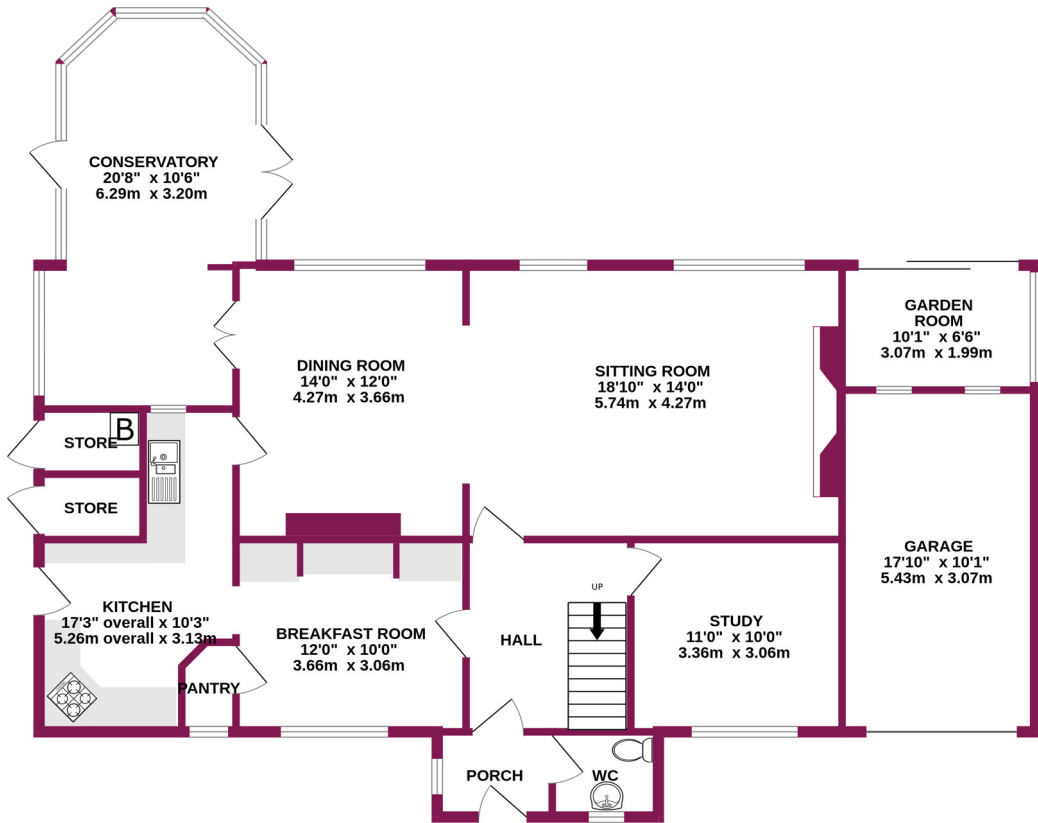
The first floor boasts a truly impressive light and airy landing with large natural light double glazed window to the front, access hatch to the loft space and large walk-in airing cupboard. Doors lead to the four bedrooms, main bathroom and separate w.c. All four bedrooms are good size double rooms. Bedrooms 1 and 2 are rear aspect rooms with Bedroom 1 benefiting from a modern en suite shower room with shower cubicle with fitted shower, wash basin and w.c., while Bedroom 2 boasts a range of fitted wardrobes and dressing table. Bedroom 3 is positioned at the front of the property while Bedroom 4 overlooks the rear garden. The main bathroom is also of a good size with walk-in shower enclosure, bath and large wash basin with storage under. Adjacent to the bathroom is a separate w.c.

Externally the property is approached via two 5 bar gates leading into a generous secure on-site parking area, ideal for a motor-home, caravan, boat, trailers etc. The wide frontage is bordered by walling with well tended flower and shrub beds with a pathway leading to the front door. The integral garage has an electrically operated vertical roller door, power & light. Behind the garage there is an adjoining garden room which lends itself to a multitude of uses. To the side of the property adjacent to the kitchen there are two integral purpose built stores (one housing the gas boiler).

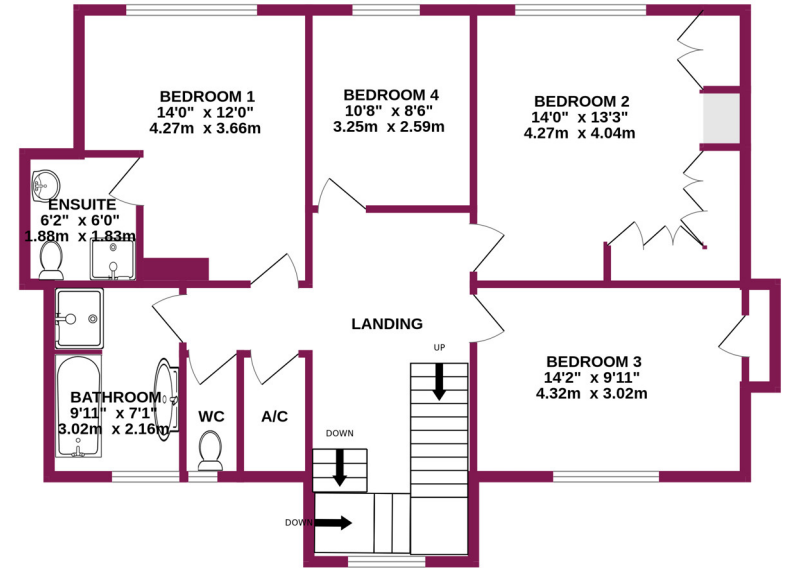
The incredibly well tended rear garden is a real feature of this delightful property boasting a large lawn and an array of shrubs, trees and well stocked beds.



GROUND FLOOR
1425 sq.ft. (132.4 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 sq.m.) approx.

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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Current EPC Rating: D (57)

Council Tax: Band F £3194.55 Arun District Council 2023-2024



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.