





## 9 Wood Street, Bognor Regis

A cosy fisherman's cottage believed to date from the mid 1800's.



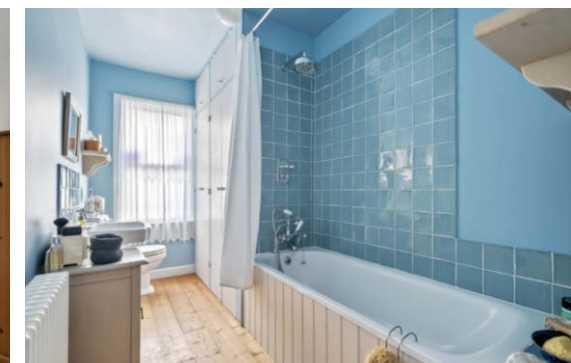
- ▶ 1800's Character Cottage
- ▶ Fitted Country Style Kitchen
- ▶ Two Double Bedrooms
- ▶ Courtyard Garden
- ▶ Close to Local Shops and Amenities
- ▶ Sitting Room with Bay Window
- ▶ Dining Room
- ▶ Family Bathroom
- ▶ Walking Distance to Seafront
- ▶ No Forward Chain

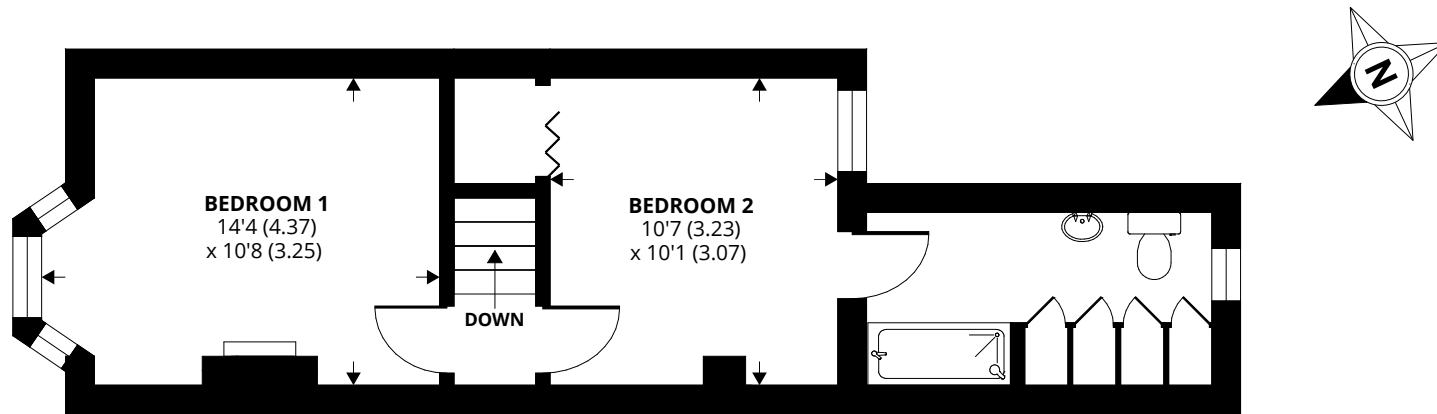
9 Wood Street is a mid terraced cottage believed to date from the mid 1800's and is situated in a most convenient location close to local shops and the beach. The property boasts many original character features including attractive feature fireplaces in the principal rooms, stripped floorboards, panel doors and a courtyard style garden.

The ground floor briefly comprises, sitting room benefiting from an open fireplace and feature bay window, dining room with under stairs cupboard and feature fire surround and is open to the country style fitted kitchen with side access to the courtyard rear garden.

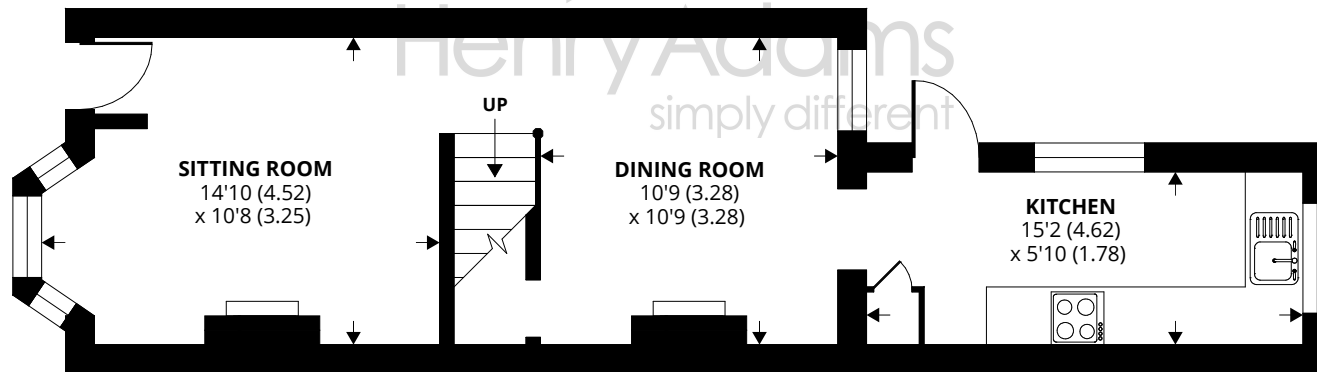
On the first floor, there are two double bedrooms, the principal bedroom has a beautiful cast iron fireplace and feature bay window. The bathroom is fitted with a modern white suite with shower over the panel bath and has storage cupboards.

Council Tax Band: C





**FIRST FLOOR**



**GROUND FLOOR**

Approximate Area = 741 sq ft / 68.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Wood Street itself runs parallel to Aldwick Road and largely comprises attractive 19th Century fisherman's cottages, which make a very pleasant street scene. The town centre of Bognor Regis is about half a mile to the east. The property is within walking distance to the beach, promenade and pier of the traditional seaside town of Bognor Regis, with its mainline railway station to London Victoria, precinct shopping facilities and range of cafes, bars and restaurants.

## Directions

From the pier in Bognor Regis proceed westwards along Aldwick Road, continuing across the traffic lights with the junction of Victoria Drive and take the first turning on the right into Charlwood Street. Turn left into Wood Street and No 9 will be found on the left hand side.

26/09/23

