







## 60 Marshall Avenue, Bognor Regis

Modernised and extended four bedroom detached 1920's character house. No forward chain.



- ▶ Detached Character House
- ▶ Dining Room/Sun Room
- ▶ Ground Floor Study/Bedroom with En-suite Wet Room
- ▶ Spacious Bathroom/WC
- ▶ Brick Paved Driveway and Garage
- ▶ Sitting Room
- ▶ Kitchen/Breakfast Room
- ▶ Three Further Bedrooms
- ▶ South Facing Rear Garden with Heated Swimming Pool
- ▶ No Forward Chain

An interior inspection of this substantial, modernised and extended detached 1920's house is thoroughly recommended. With many character features one would expect from a property of this era. The property offers well proportioned accommodation and is situated in a popular location to the west of Bognor. Particular features of the property include an extended triple aspect kitchen/breakfast room with a wide archway to the formal dining room. Spacious sitting room with bay window and feature fireplace, double doors opening into the extended dining/sun room with patio doors overlooking the garden. This extension also provides a ground floor study/bedroom with an en-suite wet room style bathroom.

On the first floor, there are three further good size bedrooms, the principal with fitted wardrobes and a bay window, along with a spacious refitted bathroom/WC.

Outside, without doubt, one of the features of the property is its large south facing rear garden, which has a heated swimming pool and summerhouse with power and lighting. To the front of the property is a brick paved driveway, which provides ample parking and leads to a garage.

Council Tax Band: E

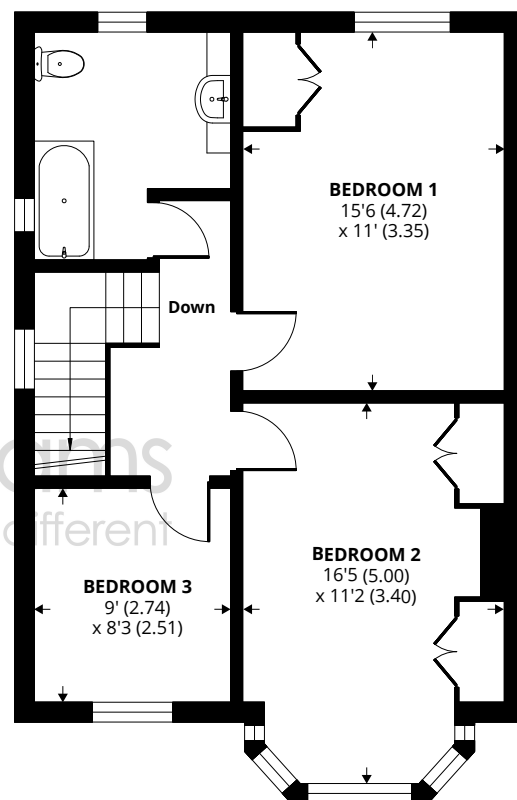
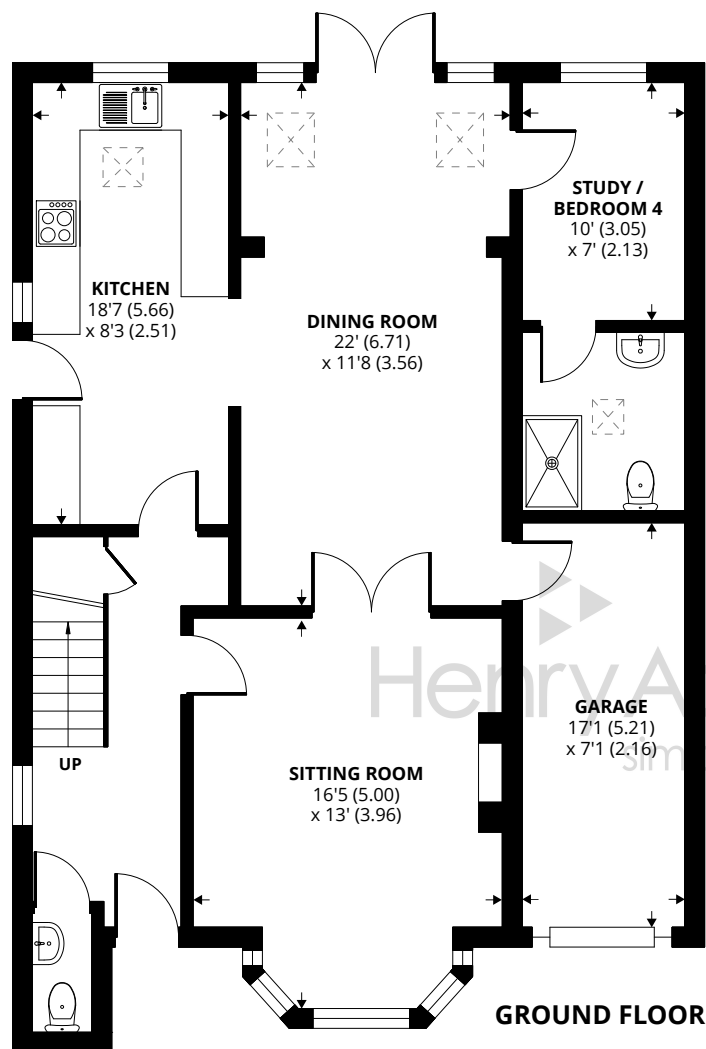












## Marshall Avenue, Bognor Regis

Approximate Area = 1456 sq ft / 135.2 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1572 sq ft / 145.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1042166

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

The property is situated in Marshall Avenue, an aspirational location, which is within easy walking distance of the beach, promenade, Bognor sailing club, the mainline railway station with services to London Victoria and the precinct shopping facilities.

## Directions

From Bognor Regis pier proceed in a westerly direction until reaching the Aldwick Road traffic lights. Turn right at the traffic lights into Victoria Drive and proceed down this road for approximately quarter of a mile, then turn left into Marshall Avenue. As the road divides, turn right and follow the road round where No 60 will be found on the left hand side.

10/10/23

