





40 Marshall Avenue, Bognor Regis

Detached 1920's character house in a most desirable residential area.



- ▶ 1920's Detached House
- ▶ Sitting Room with Bay Window
- ▶ Pantry, Utility and Office
- ▶ Three Further Bedrooms
- ▶ South-Westerly Rear and Side Garden
- ▶ Popular Residential Location
- ▶ Kitchen/Dining/Family Room
- ▶ Principal Bedroom with Luxury En-Suite
- ▶ Family Bathroom and WC
- ▶ Garage and Driveway

A substantial detached 1920's house situated in a popular residential area to the west of the seaside town of Bognor Regis.

The current owners have extended and improved over the many years they lived and loved their family home. The accommodation briefly comprises, impressive entrance hall with modern tiled flooring and underfloor heating which extends throughout the ground floor. There is a boot room and WC. The sitting room with open fireplace and a large bay window overlooks the front aspect. The open plan kitchen/dining/family room is fitted with contemporary white gloss units, integral appliances, triple oven, five ring Induction hob, impressive walk-in pantry, utility and office. The bi-folding doors open onto the patio area giving an ideal space for alfresco entertaining.

On the first floor, there are four very generous bedrooms, the principal with a luxury en-suite bathroom with separate wet room style shower. The family bathroom is fitted with a quality, contemporary suite.

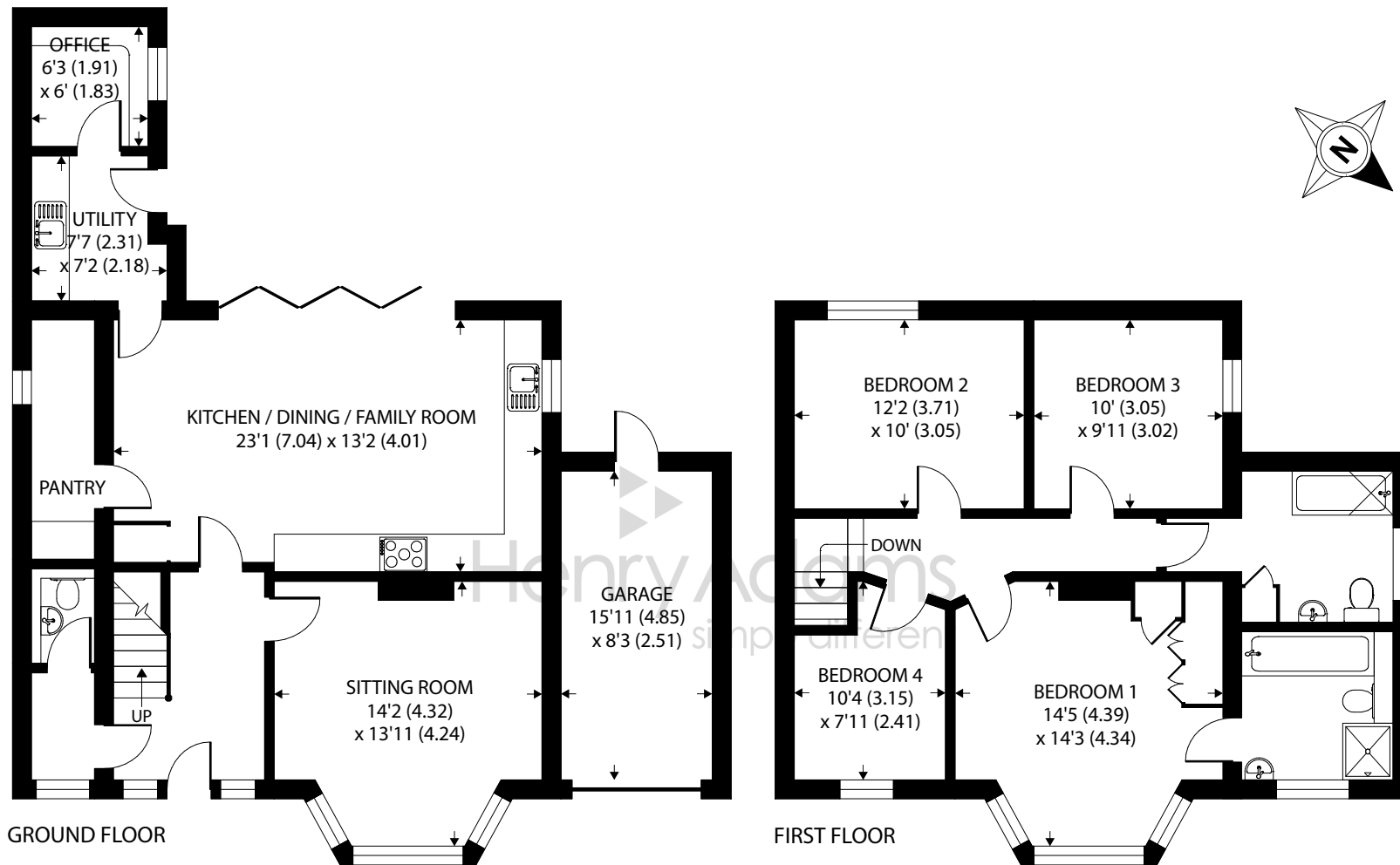
Outside, the rear garden is south-westerly facing, large patio area, shrubs and side lawn. There is a personal rear door to the garage which is accessed via a paved driveway offering off-road parking for several vehicles.

Council Tax Band: E









Approximate Area = 1510 sq ft / 140.3 sq m

Garage = 130 sq ft / 12 sq m

Total = 1640 sq ft / 152.3 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

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 the pier in Bognor Regis proceed in a westerly direction along Aldwick Road. Turn right at the Victoria Drive traffic lights and take the fourth turning on the left into Marshall Avenue. Bear right on Marshall Avenue and the property will be found on left hand side.

01/02/24



