



35 Essex Road, Bognor Regis

A spacious character cottage with many original period features and delightful garden.



- ▶ Bay Fronted Cottage
- ▶ Perfect First Time Home
- ▶ Modern Fitted Kitchen/Breakfast Room
- ▶ Family Bathroom
- ▶ No Forward Chain
- ▶ Original Features
- ▶ Two Generous Reception Rooms
- ▶ Three Bedrooms
- ▶ Very Generous Gardens

Character terraced cottage on the outskirts of Bognor Regis. The current owner has recently redecorated, fitted new carpets and upgraded the kitchen.

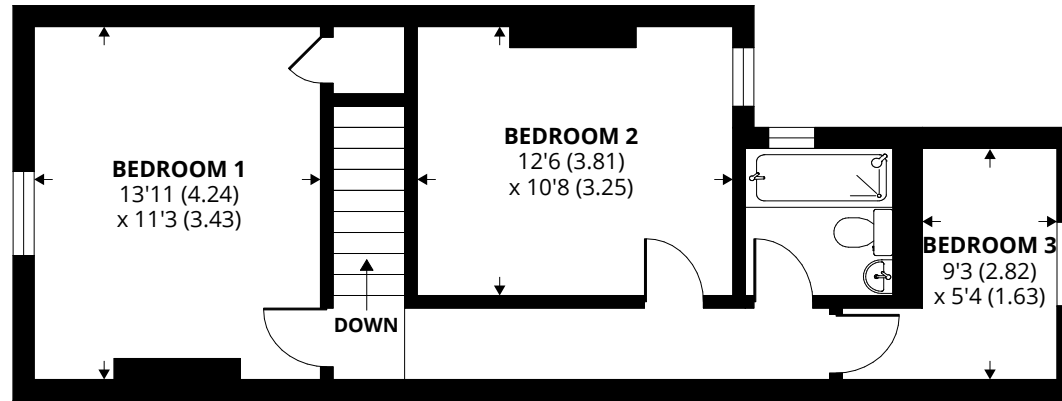
The deceptively spacious accommodation comprises, entrance hall, front reception room with fireplace and bay window, rear family/dining room with log burning stove, open to the kitchen, which is fitted with modern wood effect units with electric oven, hob and extractor fan and space for white goods.

On the first floor, there are three bedrooms and the spacious family bathroom.

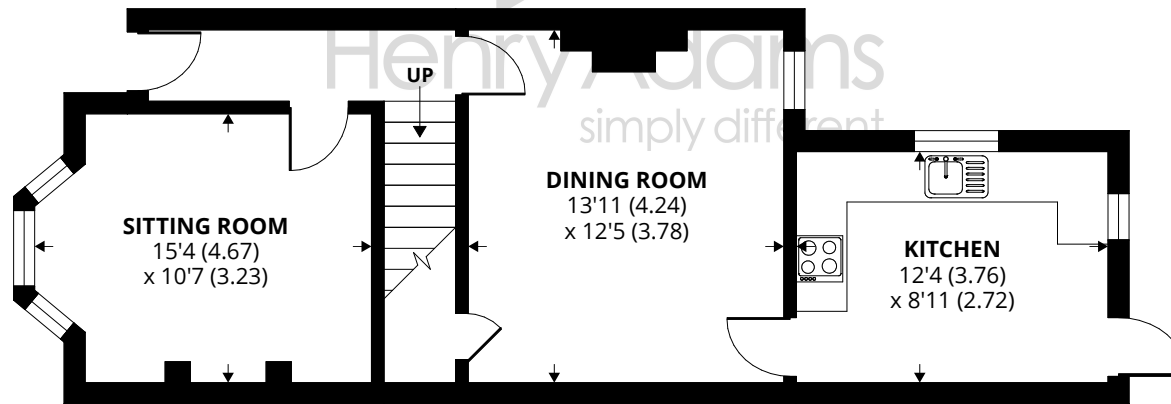
Outside, the established rear garden has a patio area, a long lawn and a timber shed. Enclosed with timber fencing. No forward chain.

Council Tax Band: B





FIRST FLOOR



GROUND FLOOR

Approximate Area = 1012 sq ft / 94 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

Conveniently situated on the outskirts of the seaside town of Bognor Regis within walking distance to the mainline railway station with services to London Victoria and the South Coast. The precinct shopping facilities with a range of cafes, bars and restaurants is also within walking distance. The Regis Academy school campus is also conveniently situated nearby.

29/11/23

