



Tennyson Road, Bognor Regis, PO21 2SB

- An Impressive Four Double Bedroom Detached House
- Sold Via Secure Sale Online Bidding | T&C's Apply.
- Separate Fitted Kitchen
- Prime Bognor Regis Location

ASKING PRICE OF £450,000

- Two Reception Rooms & Ample Built In Storage
- Driveway With Parking For Two Cars
- Excellent Local Schools Nearby
- Large Rear Lawned & Patio Garden



As you enter the house, you will be greeted by a formal living room located at the front of the property. This elegant and well-proportioned room provides a welcoming space for entertaining guests or simply relaxing with family. Behind the living room, there is an additional reception room that extends lengthwise and opens onto a conservatory. This versatile space can be utilized as a family room, study, or even a playroom, offering flexibility to suit your needs. The conservatory provides a bright and airy atmosphere, allowing you to enjoy the beauty of the surrounding garden throughout the year.

The ground floor also features a convenient downstairs shower room with a W/C, providing added convenience for residents and guests. A separate kitchen, which opens onto a lean-to that spans the entire length of the house from front to back, offers a functional and well-equipped space for culinary endeavours. The lean-to adds an additional area that can be utilized as a utility room, or storage space. Adjacent to the kitchen, there is a separate dining room that overlooks the garden, creating a delightful space for family meals or entertaining guests.

Moving upstairs, you will find three double bedrooms, each offering ample space and natural light. These bedrooms provide comfortable and private retreats for family members or guests. The property also includes a well-appointed family bathroom, useable but in need of some updating.



It's important to note that this property has the potential for a loft conversion, subject to planning approval. This presents an exciting opportunity to expand the living space and create an additional room or office area, adding further value to the property.

Outside, the house boasts a large split-level garden, featuring both a part patio and part lawn area. This outdoor space provides a wonderful setting for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a driveway, offering convenient off-street parking for residents and their visitors.

Accommodation

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

SHOWER ROOM / W/C

KITCHEN

12' 0" x 10' 0" (3.66m x 3.05m)

LOUNGE

21' 7" x 11' 7" (6.58m x 3.53m)

DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m)

CONSERVATORY

11' 9" x 7' 11" (3.58m x 2.41m)

FIRST FLOOR

BEDROOM ONE

15' 05" x 10' 11" (4.70m x 3.33m)

BEDROOM TWO

13' 02" x 11' 07" (4.02m x 3.53m)

BEDROOM THREE

11' 11" x 9' 11" (3.63m x 3.02m)

BATHROOM

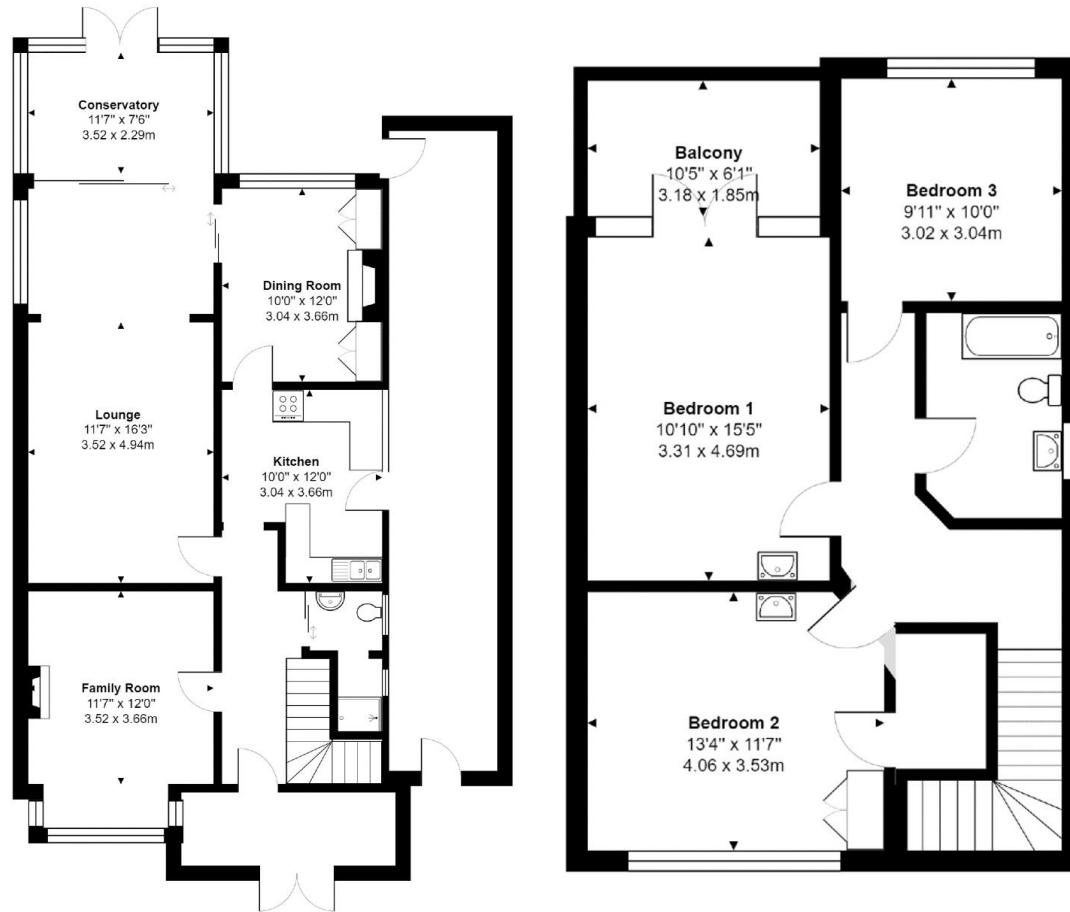
OUTSIDE

DRIVEWAY

REAR LAWNED & PATIO GARDEN



Picture this...



Total Area: 1921 ft² ... 178.5 m² (excluding balcony)

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive onto town and really soak up Bognor Regis cosmopolitan atmosphere by exploring the wide range of bars, restaurants, and shops on offer. This town really is known for its entertainment and lifestyle.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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